

RDCC APPEAL CASE SHEET

CASE: 2014-056362PR

RDCC DATE: July 2, 2014

ADDRESS: 903 Ethel Street

OWNER: Ginny Catania

AGENT: David Cancialosi

ZONING: SF-3

NEIGHBORHOOD PLANNING AREA: Zilker

STAFF CASE SUMMARY:

A waiver request (2014-056362 PR) was submitted to the Residential Design and Compatibility Commission (RDCC) to increase the maximum allowable floor-to-area ratio (FAR) for the single-family residence located at 903 Ethel Street (Zilker). Under Subchapter F (McMansion) the FAR of single-family residences are limited to 0.4 to 1, and certain parking areas are excluded from the calculation.

The home was constructed in 2013 with an attached carport and sold to the current owner. As permitted, the carport was not included in the original FAR calculation with the total FAR standing at 0.399 to 1. The current owner added a garage door to the carport and was cited by the Code Department as the addition of the garage door caused the previously excluded carport area to now be factored into the FAR calculation, which now exceeds the 0.4 to 1 limitation.

The owner's agent (David Cancialosi) applied for a waiver through the RDCC to increase the maximum allowable FAR. The case was heard on July 2nd, 2014 and the request was denied by a 6-0 vote. As allowed by Subchapter F (McMansion), the denial of the waiver request has been appealed to the City Council.

During the time leading up the hearing, it was determined that the original home as designed, permitted, constructed, and inspected was already in violation of the maximum FAR as the FAR exemption applied by the original builder to the carport area required that the carport be 80% open on two sides of the carport. Upon closer examination, the open sides were only 73% and 65% open as defined by the McMansion ordinance. The realization of the existing non-compliance with FAR was not brought to light until the code violation case was initiated. At present, the code violation remains open until a resolution to the violation is achieved.

RESIDENTIAL DESIGN and COMPATIBILITY COMMISSION ACTION:

July 2, 2014: Waiver request denied (6-0, Commissioner Jackson absent)

CITY COUNCIL DATE: August 7, 2014

STAFF CONTACT: Daniel Word, (512) 974-3341 e-mail: daniel.word@austintexas.gov

BACK-UP MATERIALS:

Attachment A: Notification Map

Attachment B: RDCC Application and Supplements




Attachment C: Neighborhood Support Letters

Attachment D: Neighborhood Opposition Letters

Attachment E: Calculation Sheet

Attachment A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 267'

NOTIFICATIONS
CASE#: 2014-056362 PR

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Attachment B

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CASE # _____
PLAN REVIEW # _____

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

APPLICANT: Ginny Catania
AUTHORIZED AGENT (if applicable): David Cancialosi
STREET ADDRESS: 903 Ethel St
LEGAL DESCRIPTION: Subdivision - Grizzard Resub
Lot(s) D Block _____ Outlot _____ Division _____
ZONING DISTRICT AND NEIGHBORHOOD PLAN: SF-3 NA Zilker
LAND STATUS DETERMINATION CASE NUMBER (if applicable) N/A

REQUEST: up to 25% increase in one or more of the following:

- ☒ Maximum Floor to area ratio .4 or gross floor area >2300 sq ft.
- ☐ Maximum Linear feet of Gables protruding from setback plane
- ☐ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

- ☐ Side Wall Length Articulation

Please briefly and thoroughly

The prior owner/builder permitted the site via BP-2013-042477 as new construction. The COA permit application described a carport on the scope of work page.

On the FAR page, a garage was described and the 450 SF FAR credit was calculated. COA staff approved the permit and passed inspections.

The prior owner / builder proceeded to build a carport per COA definitions by maintaining at least 80% of each wall (2 walls) open.

The carport is allowed a 200 SF FAR credit. When correctly calculated, the 250 SF overage equals 2,679 SF, or 44% FAR on-site.

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) -- case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.

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**APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)**

GENERAL MODIFICATION WAIVER

DESIGN GUIDELINE CONSIDERATIONS:

1. Are there any recommendations from the neighborhood plan team for this development?
Not to our knowledge. We are happy to discuss with Zilker NA and will engage them prior to the RDCC meeting.

2. Does the development:

- a. Comply with the neighborhood design guidelines, if any

Yes, there are no specific garage / carport guidelines in the Zilker NA plan.

- b. Provide consistency with the streetscape of the properties in the vicinity

Several homes on Ethel Street have front loading garages similar to the subject site's layout.

Throughout the neighborhood there is a mixture of carports, garages, and uncovered parking areas.

- c. Provide consistency with the massing, scale and proximity of structures located on either side of or behind the development

The current design is consistent with the adjacent properties. The size and scale is in keeping with sites that have been recently remodeled.

The house is compliant with all facets of zoning and Subchapter F regulations, with the exception of the COA oversight re: FAR calculations.

The house maintains a front 25' setback, 5' side setbacks and 10' rear setbacks. It has ribbon driveway access.

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d. Impact the privacy of adjacent rear yards

The current design does not impact any adjacent rear yards.

e. Impact the topography or lot shape

The current design does not impact the topography or the lot shape, however, since the house is built there is no practical solution to later it's FAR.

3. For a development of an entire block, will the development have a negative impact on the adjacent property?

This is not applicable.

**APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION**

GENERAL MODIFICATION WAIVER

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H

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 105 W Riverside Dr #225
City, State Austin Texas Zip 78704
Phone 512-799-2401 Printed Name David Cancialosi
Signature [Signature] Date 5/8/14

OWNER'S CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 903 Ethel Street
City, State Austin Texas Zip 78704
Phone 512-636-0034 Printed Name Ginny Catania
Signature [Signature] Date 21/04/2014

**GENERAL INFORMATION FOR SUBMITTAL OF A MODICATION REQUEST TO
THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION**

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From the office of
PERMIT PARTNERS, LLC
105 W. Riverside Dr. Suite 225
Austin, Texas 78704
David C. Cancialosi
512.799.2401 c.
512.494.4561 f.
david@permit-partners.com

City of Austin Planning and Development Review
One Texas Center
505 Barton Springs Rd
Austin, Texas 78704
Attention: RDCC Staff Coordinator

RE: RDCC application for 903 Ethel St.

To Whom It May Concern:

Attached is an application for a waiver to subchapter F section 2.1, *Maximum Development Permitted*, in order to maintain 44% FAR on the aforementioned property. The current owner requests this waiver in order to continue utilizing the existing covered parking area that appears to be approved via city of Austin permit, but in conflict with applicable subchapter F regulations.

The request is necessary to correct an issue created by a prior owner who was also the contractor. The finished project is over the allowable 40% FAR due to a covered parking area.

In May 2013, the city approved permit application 2013-042477. This application proposed a single-family home with a covered parking area. The covered parking area is accessed via concrete ribbon strips. There is no formal parking area on these strips. The only parking area on site is within the as-built covered parking structure.

In this application, the applicant references both a garage and carport at various times. The FAR calculations page describes a *garage* while the scope of work on the application's first page lists a *carport*. The FAR calculation sheet continues to count the parking area as a *garage* and proposes the 450 ft.² FAR credit in keeping with subchapter F 3.3.2 which allows FAR credits for various components of the home.

Although designed as a carport (per approved plans), it appears the builder was attempting to capture the 450 ft.² FAR credit associated with section 3.3.2(a) that states (paraphrased):

"A 450 square-foot FAR credit... is allowed... for a parking structure that is open on two sides if... the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport."

The builder built the parking area with an open face garage entry; the north facing wall to the left is at least 80% open. The opposite walls are fully enclosed, and the east facing wall is attached to the home providing interior entry into the home. Please attached pictures.

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Shortly after purchasing the property the current owner added a retractable overhead garage door to the main covered parking entry. At some point after installation of this nonstructural garage door system, the owner was contacted by the city code compliance department. Code Inspector Barbara Boswell stated that the site exceeds the allowable FAR as a result of enclosing the parking area with a retractable overhead door. The owner was also notified that a building permit is required for installation of this type of overhead door. It should be noted that no structural modification to the building has been made to accommodate the garage door installation.

After review of the specific code sections, we agree that a building permit is required and that the addition of a retractable garage door does increase the FAR when the specific letter of the law is applied. However, the full intent is not compromised by adding a retractable garage door as there is no increased massing.

However there appears to be a conflict regarding the allowable credit for *parking areas* as described in subchapter F. If the parking area is utilized as the required parking area, then section 3.3.2(b)(1) appears to conflict with the code section 3.3.2(a). Section 3.3.2(b)(1) speaks to the 200 ft.² credit used to meet the minimum parking requirements:

"... the following parking areas and structures are excluded from Gross floor area... B: up to 200 ft.²... an attached parking area if it is used to meet the minimum parking requirement..."

By enclosing the parking area, the 450 ft.² FAR credit is reduced to a 200 ft.² FAR credit. Thus the original calculation provided on the approved building permit application is not a keeping with the literal application of subchapter F.

The correct calculation should have allocated only a 200 ft.² credit towards the overall allowable FAR. This leaves a remaining 250 ft.² that needs to be applied to the overall site FAR.

When correctly calculated this increases the total FAR from 2429 ft.² to 2679 ft.², or 44% FAR.

Is our position that the aforementioned code sections do not provide clear guidance in cases where one attempts to gain a 450 ft.² FAR credit for a parking structure open on two sides, but the same area is used to meet the required off-street parking requirements.

The overhead garage door was installed to continue using the covered parking as a typical garage by storing and protecting her vehicle, mopeds, children's toys, and other garage related items. If the waiver is approved, the owner's intent is to continue utilizing the retractable, nonstructural overhead garage door and enclose the north facing wall (currently open 80%) for additional security. This will result in a 100% enclosed covered parking area. This will not add massing or scale to the existing structure.

Given the current building was approved by permitting staff then by field inspection staff at 40% FAR, there is no practical way to comply with the required FAR allowance. This represents a substantial hardship as the owner would need to remove some portion of the existing residence in order to comply.

We have reviewed the possibility of utilizing a 100% concrete driveway, but that is not possible. The driveway is not long enough to support two off-street parking spaces. Additionally, if it were long enough, it would result in exceeding the allowable maximum impervious coverage allowance, creating an additional issue.

From an aesthetic perspective, many homes in the neighborhood have front facing garages, carports and parking areas. The existing design is in keeping with the neighborhood aesthetics and poses no issue to respective properties. Enclosing the two walls does not add massing nor increased scale to the existing structure. Further, the existing site is fully compliant with all other bases zoning development and subchapter F regulations.

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For the aforementioned reasons, the owner respectfully request the commission grant the waiver to allow 44% FAR in order to maintain the existing residence in it's current condition as approved by the city of Austin.

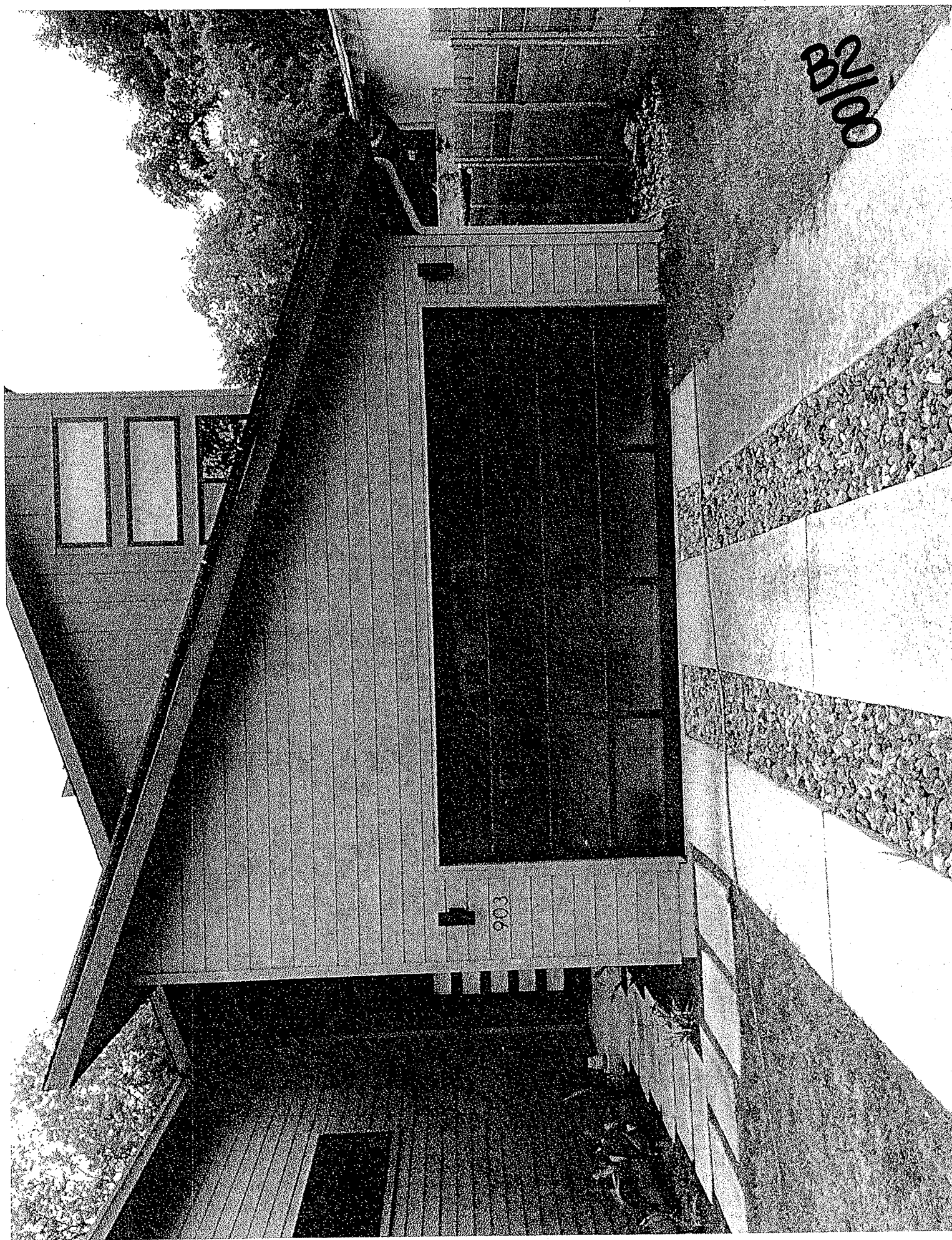
We respectfully request to be added to the next city of Austin Residential Design and Compatibility Commission agenda.

Please find all required application materials attached to this cover letter. Should the city have any questions please contact me directly.

Sincerely,

David C. Cancialosi, Agent for owner

Cc: Ginny Catania



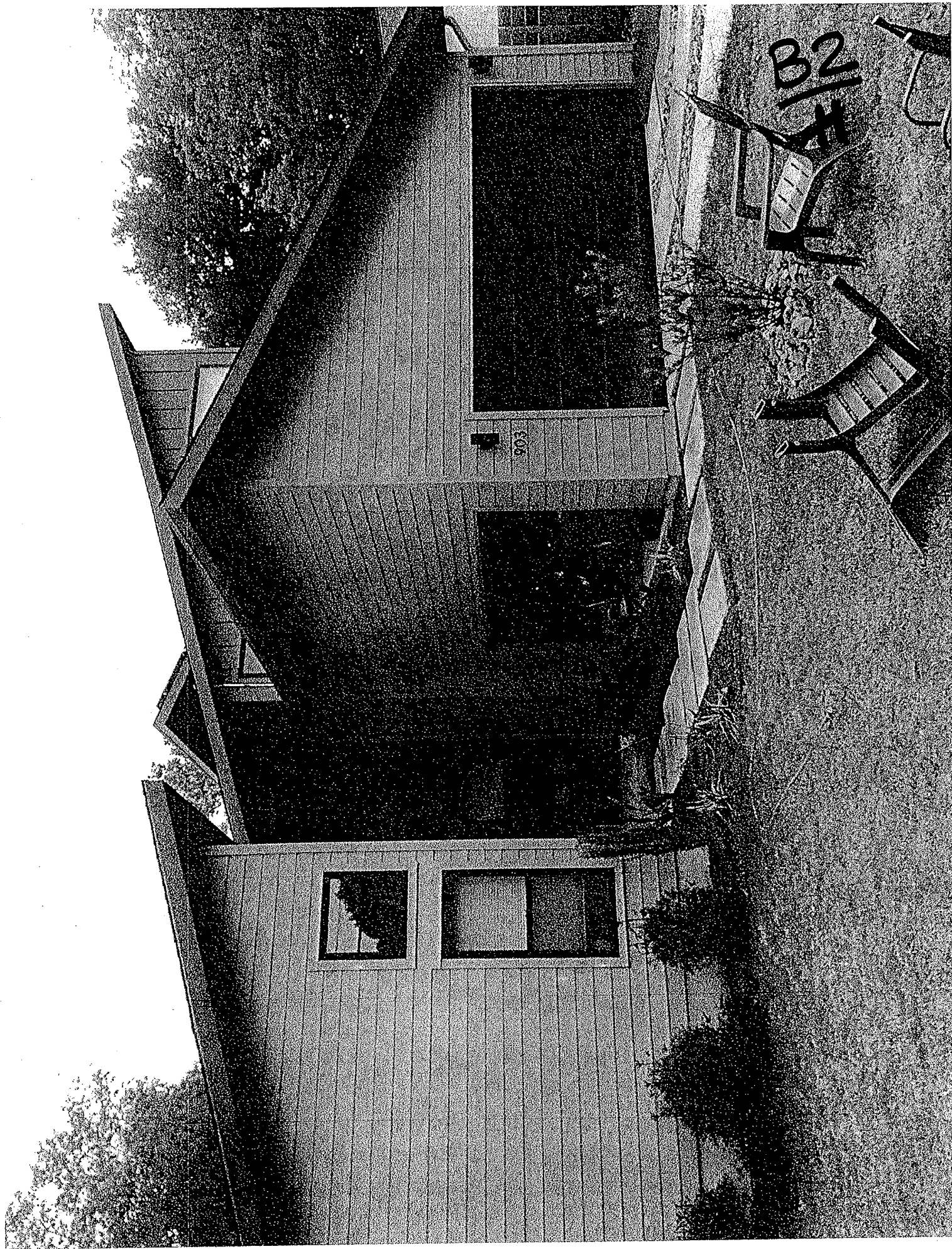
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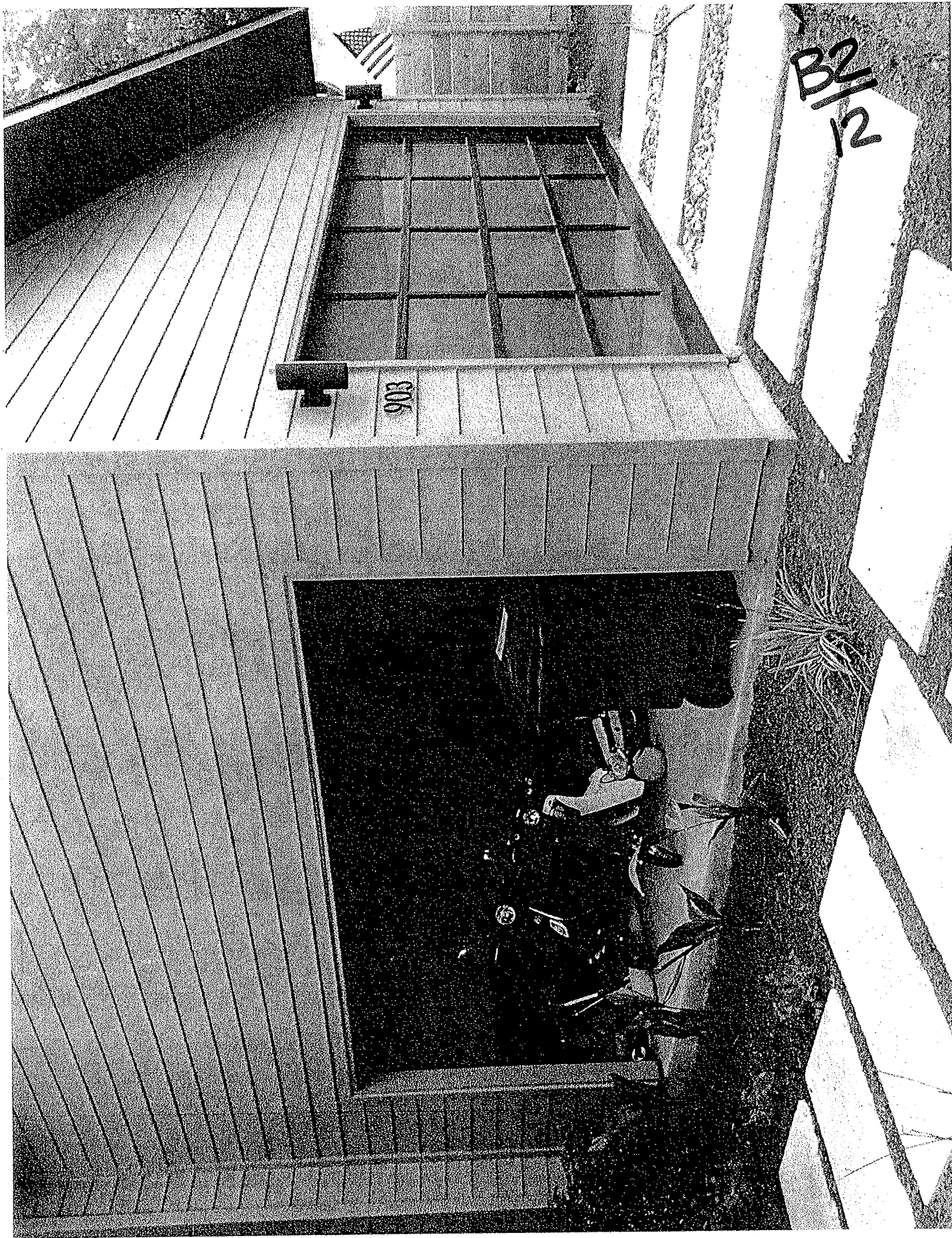
903

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Property Search Results > 103227 CATANIA GINNY for Year 2014

Property

Account

Property ID: 103227 Legal Description: LOT D GRIZZARD WH RESUB
 Geographic ID: 0103030203 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

SUBJECT PROPERTY

Location

Address: 903 ETHEL ST Mapsco: 614C
 TX 78704
 Neighborhood: ZILKER Map ID: 010208
 Neighborhood CD: L2000

Owner

Name: CATANIA GINNY Owner ID: 1597949
 Mailing Address: 903 ETHEL ST % Ownership: 100.000000000000%
 AUSTIN, TX 78704

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$164,426	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$285,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$449,426	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$449,426	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$449,426	

Taxing Jurisdiction

Owner: CATANIA GINNY
 % Ownership: 100.000000000000%
 Total Value: \$449,426

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$449,426	\$449,426	\$5,581.87
02	CITY OF AUSTIN	0.502700	\$449,426	\$449,426	\$2,259.27
03	TRAVIS COUNTY	0.494600	\$449,426	\$449,426	\$2,222.86
0A	TRAVIS CENTRAL APP DIST	0.000000	\$449,426	\$449,426	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$449,426	\$449,426	\$579.76
68	AUSTIN COMM COLL DIST	0.094900	\$449,426	\$449,426	\$426.50
Total Tax Rate:		2.463200			

Taxes w/Current Exemptions: \$11,070.26
 Taxes w/o Exemptions: \$11,070.26

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 2322.0 sqft Value: \$164,426

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WS - 5		2013	1768.0
2ND	2nd Floor	WS - 5		2013	554.0
011	PORCH OPEN 1ST F	* - 5		2013	70.0
011	PORCH OPEN 1ST F	* - 5		2013	112.0
251	BATHROOM	* - *		2013	3.0
252	BEDROOMS	* - *		2013	3.0
061	CARPORT ATT 1ST	* - 5		2013	414.0
095	HVAC RESIDENTIAL	* - *		2013	2322.0
581	STORAGE ATT	WS - 5		2013	83.0

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w/ garage
exemp.
2619

2819

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1415	6162.18	58.00	105.71	\$285,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$164,426	\$285,000	0	449,426	\$0	\$449,426
2013	\$34,948	\$285,000	0	319,948	\$0	\$319,948
2012	\$20,000	\$206,173	0	226,173	\$0	\$226,173
2011	\$3,331	\$235,000	0	238,331	\$0	\$238,331
2010	\$4,400	\$235,000	0	239,400	\$0	\$239,400
2009	\$4,400	\$235,000	0	239,400	\$0	\$239,400

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/10/2014	WD	WARRANTY DEED	MOAZAMI ENDEAVORS LLC	CATANIA GINNY			2014020368TR
2	3/20/2013	WD	WARRANTY DEED	TOLAND HOLLY BELL	MOAZAMI ENDEAVORS LLC			2013052349TR
3	3/16/1988	WD	WARRANTY DEED	TOLAND HOLLY BELL	TOLAND HOLLY BELL	10624	00554	

Questions Please Call (512) 834-9317

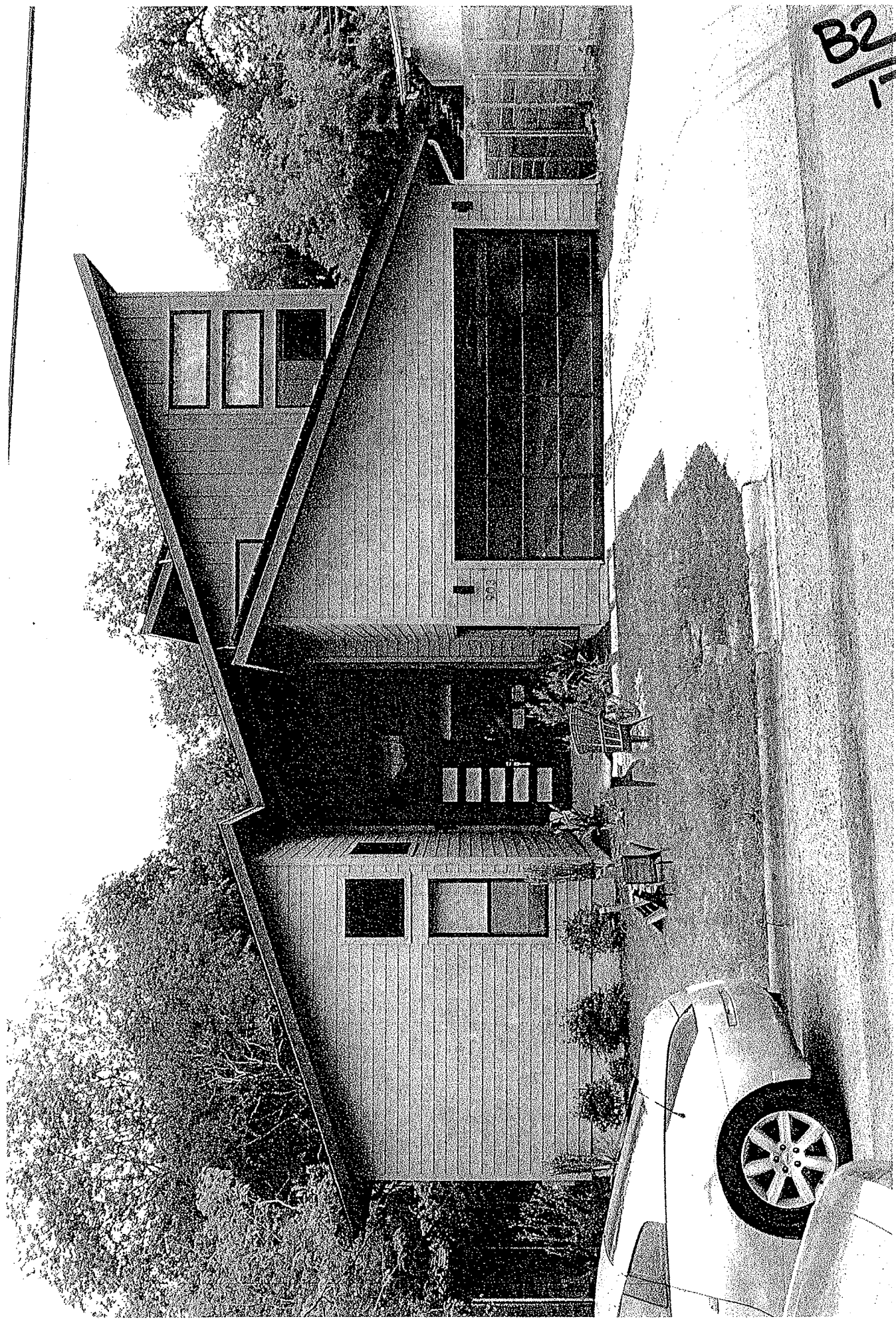
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Website version: 1.2.2.3

Database last updated on: 5/6/2014 2:38 AM

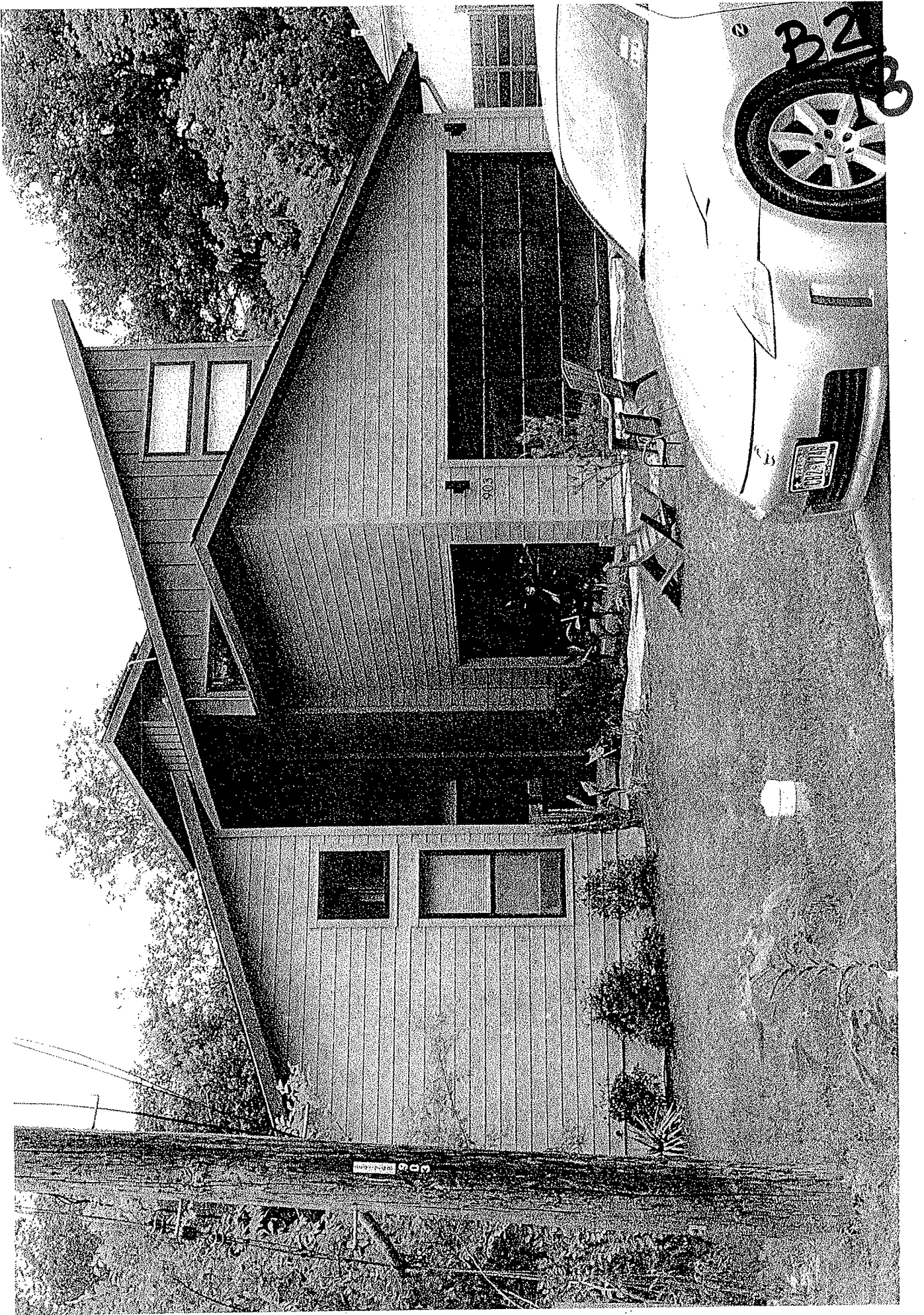
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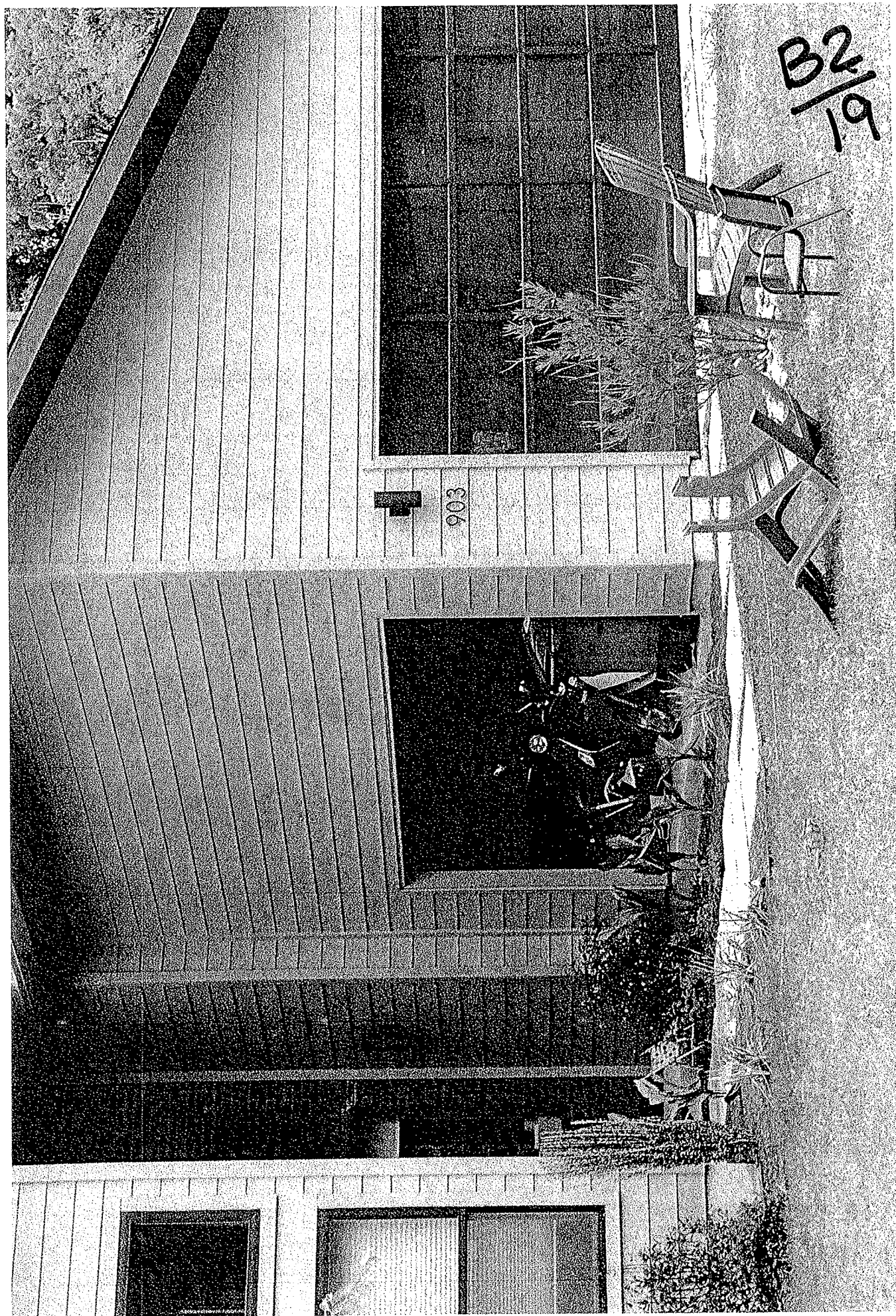
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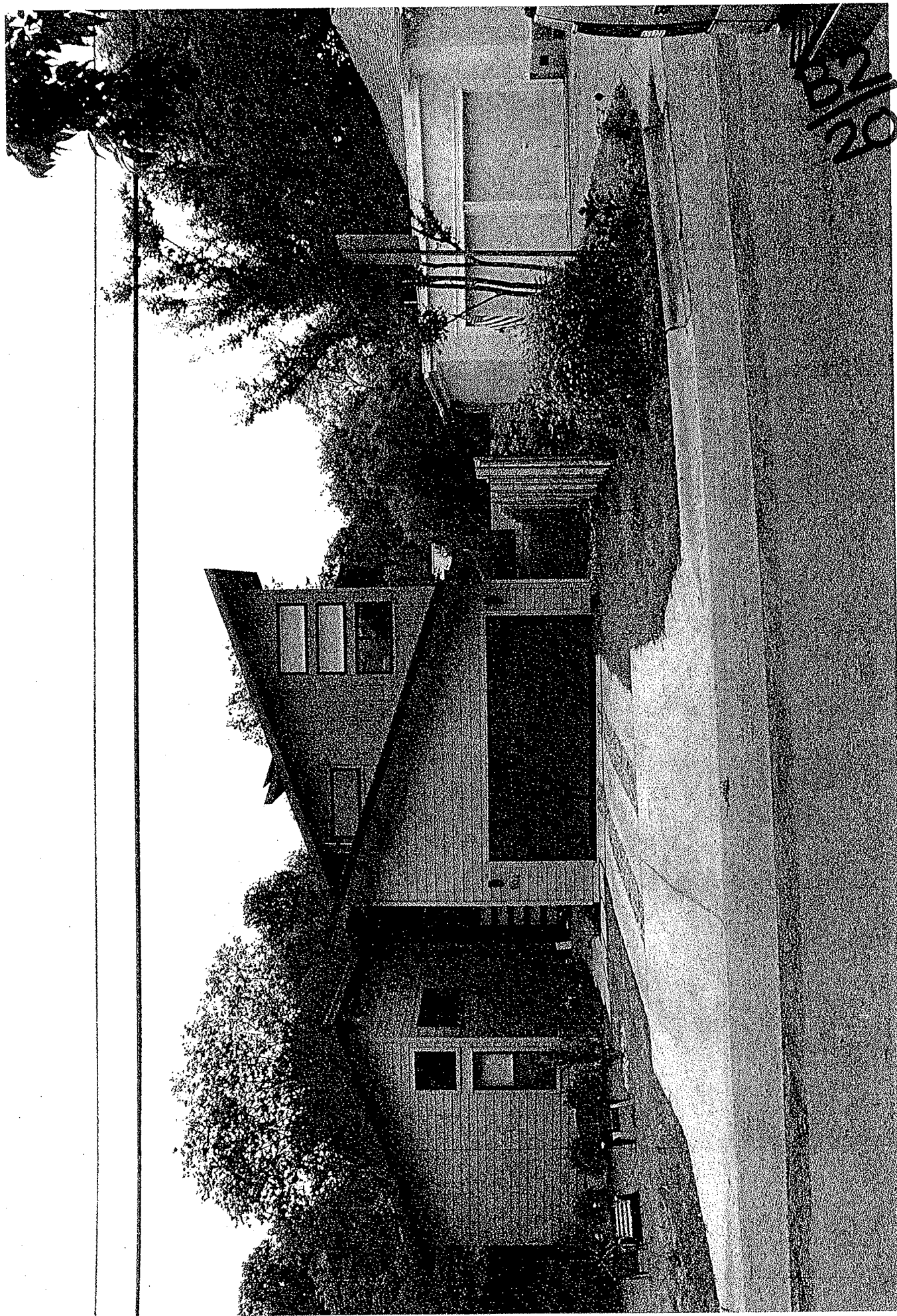


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Geo ID 0103030203
Front (West) Elevation
903 Ethel St.





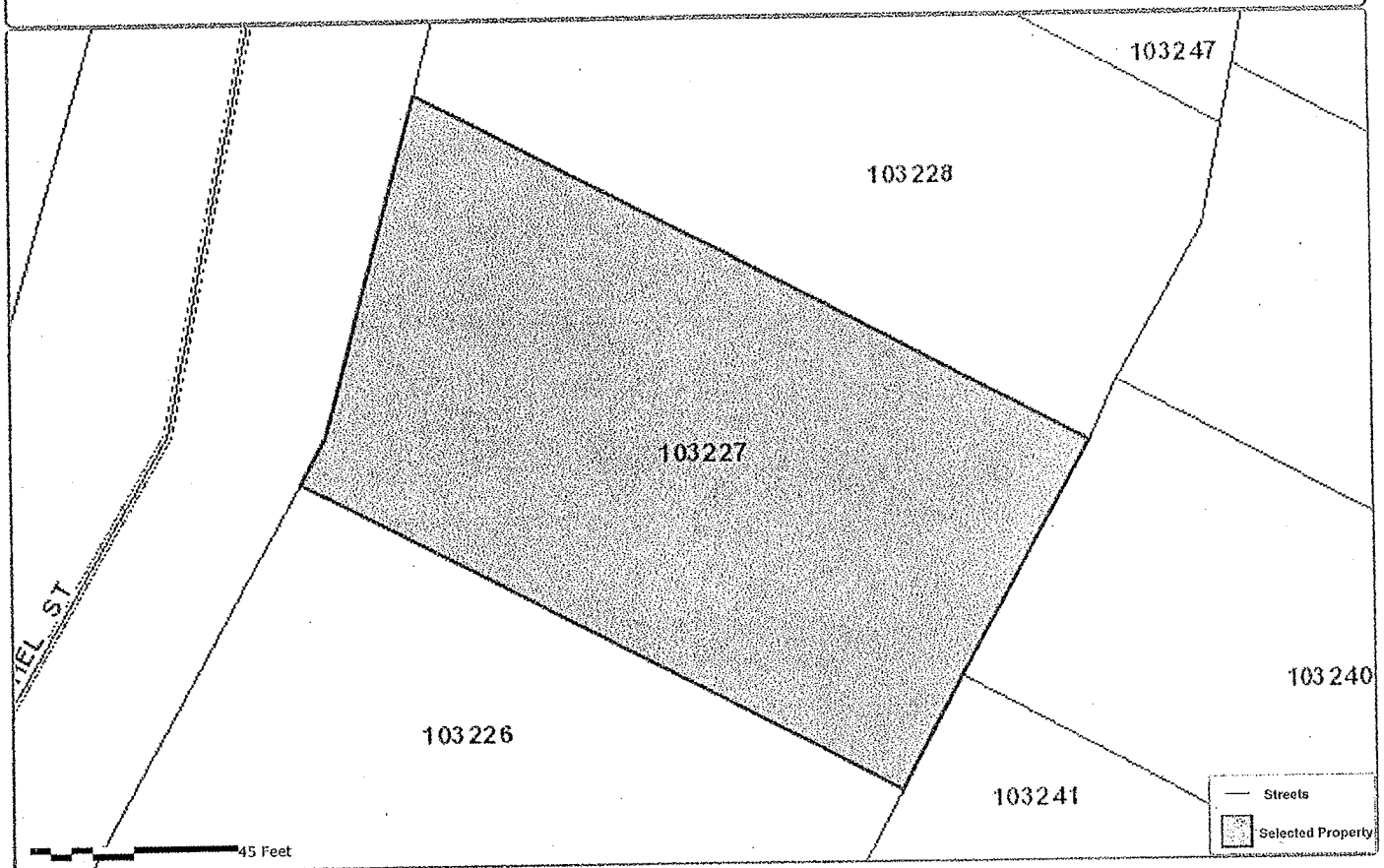


← One Ethel St

One Ethel St

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Travis CAD - Map of Property ID 103227 for Year 2014



Property Details

Account

Property ID: 103227

Geo ID: 0103030203

Type: Real

Legal Description: LOT D GRIZZARD W H RESUB

Location

Situs Address: 903 ETHEL ST TX 78704

Neighborhood: ZILKER

Mapsc0: 614C

Jurisdictions: 0A, 01, 02, 03, 2J, 68

Owner

Owner Name: CATANIA GINNY

Mailing Address: , 903 ETHEL ST, AUSTIN, TX 78704

Property

Appraised Value: \$449,426.00

<http://propaccess.traviscad.org/Map/View/Map/1/103227/2014>

powered by:
PropertyACCESS
www.mapinformation.com

Map Disclaimer: This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

Travis CAD

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Property Search Results > 103226 GEORGE DAVID L & PATRICIA for Year 2014

Property

Account

Property ID: 103226
 Geographic ID: 0103030202
 Type: Real
 Property Use Code:
 Property Use Description:

Legal Description: N100 OF E100FT OF LOT 9-10 SHELTONS JOHN R RESUB
 Agent Code:

Location

Address: 905 ETHEL ST
 TX 78704
 Neighborhood: ZILKER
 Neighborhood CD: L2000

Mapscot: 614C
 Map ID: 010208

Owner

Name: GEORGE DAVID L & PATRICIA Owner ID: 102802
 Mailing Address: 905 ETHEL ST
 AUSTIN, TX 78704-1518
 % Ownership: 100.0000000000%

Exemptions: HS

Values

(+) Improvement Homesite Value:	+	\$122,767	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$313,500	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
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(=) Market Value:	=	\$436,267	
(-) Ag or Timber Use Value Reduction:	-	\$0	
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(=) Appraised Value:	=	\$436,267	
(-) HS Cap:	-	\$38,108	
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(=) Assessed Value:	=	\$398,159	

Taxing Jurisdiction

Owner: GEORGE DAVID L & PATRICIA
 % Ownership: 100.0000000000%
 Total Value: \$436,267

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$436,267	\$383,159	\$4,758.84
02	CITY OF AUSTIN	0.502700	\$436,267	\$398,159	\$2,001.54
03	TRAVIS COUNTY	0.494600	\$436,267	\$318,527	\$1,575.44
0A	TRAVIS CENTRAL APP DIST	0.000000	\$436,267	\$398,159	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$436,267	\$318,527	\$410.90
68	AUSTIN COMM COLL DIST	0.094900	\$436,267	\$393,159	\$373.10
Total Tax Rate:		2.463200			

Taxes w/Current Exemptions: \$9,119.82
 Taxes w/o Exemptions: \$9,807.45

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 1449.0 sqft Value: \$122,767

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WP - 4-		1947	1449.0
011	PORCH OPEN 1ST F	* - 4-		1947	168.0
041	GARAGE ATT 1ST F	WP - 4-		1947	440.0
095	HVAC RESIDENTIAL	* - *		1947	1449.0
251	BATHROOM	* - *		1947	1.0
512	DECK UNCOVERD	* - 4-		1947	120.0
612	TERRACE UNCOVERD	* - 4-		1947	72.0

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> 1889 sqft

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.2243	9769.60	0.00	0.00	\$313,500	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$122,767	\$313,500	0	436,267	\$38,108	\$398,159
2013	\$100,958	\$313,500	0	414,458	\$52,495	\$361,963
2012	\$115,078	\$258,500	0	373,578	\$44,521	\$329,057
2011	\$40,643	\$258,500	0	299,143	\$0	\$299,143
2010	\$157,743	\$258,500	0	416,243	\$16,000	\$400,243
2009	\$162,030	\$258,500	0	420,530	\$56,673	\$363,857

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/8/1979	WD	WARRANTY DEED	KISSKO MARY FRANCES	GEORGE DAVID L & PATRICIA	06750	01643	
2	7/7/1976	WD	WARRANTY DEED		KISSKO MARY FRANCES	05523	02343	

Questions Please Call (512) 834-9317

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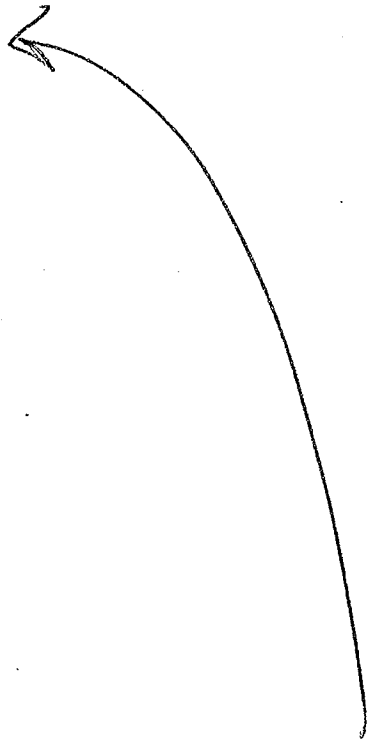
Austin, TX 78704 - approximate address

NEW! Street View - Jun 2013



Image capture: Jun 2013 Ethel St © 2014 Google

Geo ID - 0103030202
Front of 905 Ethel



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30.257729, -97.763581, 3a, 75y, 115.93h, 73.55v/data=!3m4!1e1!3m2!1sU4Ck4Jg9gqVDi8A3Qr4OA!2e0!6m1!1e1
NEW! Street View - Jun 2013
Austin, TX 78704 -- approximate address

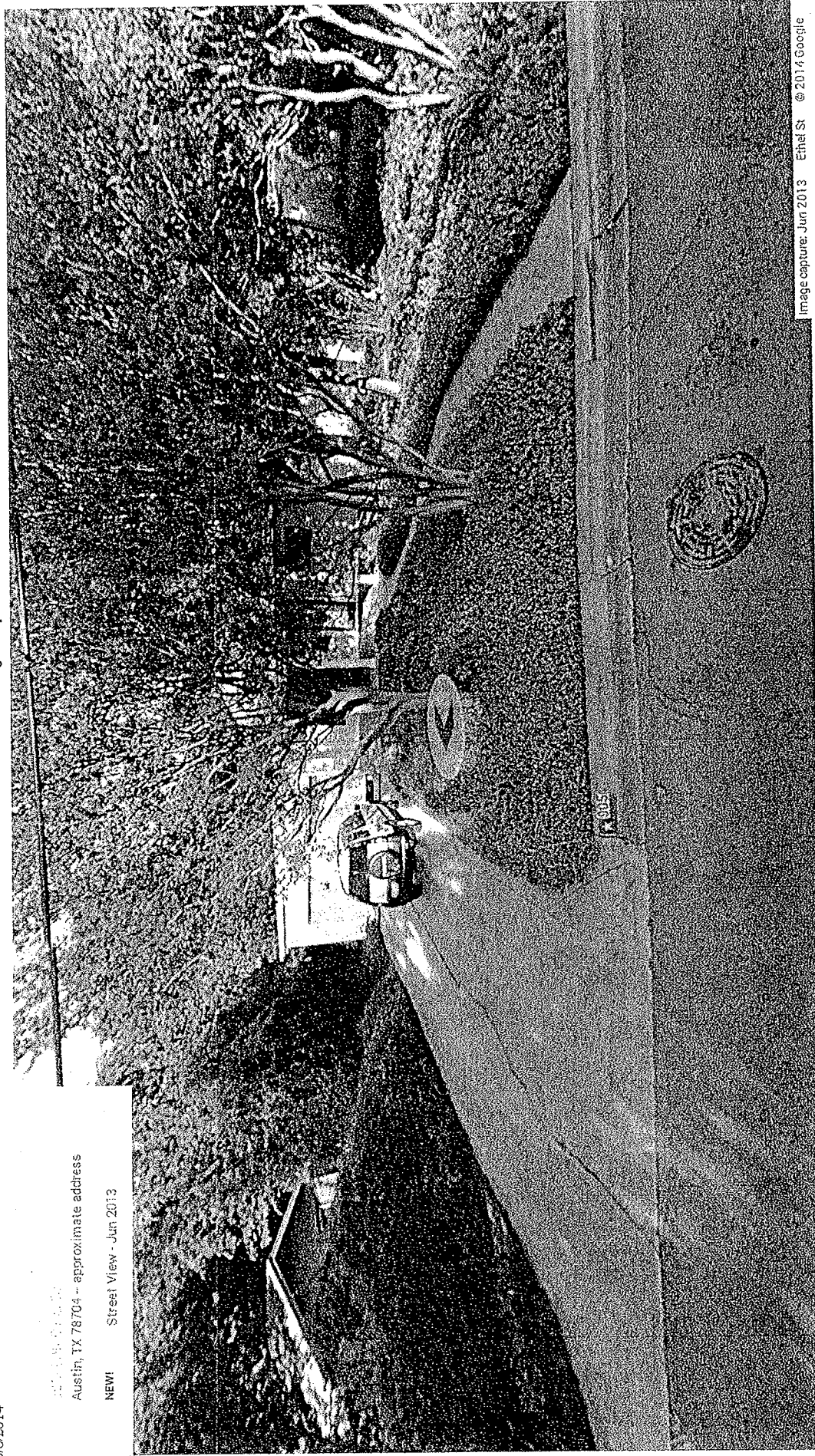


Image capture: Jun 2013 Ethel St © 2014 Google

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Travis CAD

B2
26**Property Search Results > 103228 TUCKER-DROB ELLIOT MAX & for Year 2014****Property****Account**

Property ID: 103228
 Geographic ID: 0103030204
 Type: Real
 Property Use Code:
 Property Use Description:

Legal Description: LOT E GRIZZARD WH RESUB
 Agent Code:

Location

Address: 901 ETHEL ST
 TX 78704
 Neighborhood: ZILKER
 Neighborhood CD: L2000

Mapco: 614C
 Map ID: 010208

Owner

Name: TUCKER-DROB ELLIOT MAX & Owner ID: 1504717
 Mailing Address: KATHRYN PAIGE HARDEN % Ownership: 100.000000000000%
 901 ETHEL ST
 AUSTIN, TX 78704-1518

Exemptions: HS

Values

(+) Improvement Homesite Value:	+	\$197,035	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$285,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$482,035	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$482,035	
(-) HS Cap:	-	\$15,372	
<hr/>			
(=) Assessed Value:	=	\$466,663	

Taxing Jurisdiction

Owner: TUCKER-DROB ELLIOT MAX &
 % Ownership: 100.000000000000%
 Total Value: \$482,035

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$482,035	\$451,663	\$5,609.65
02	CITY OF AUSTIN	0.502700	\$482,035	\$466,663	\$2,345.91
03	TRAVIS COUNTY	0.494600	\$482,035	\$373,330	\$1,846.49
0A	TRAVIS CENTRAL APP DIST	0.000000	\$482,035	\$466,663	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$482,035	\$373,330	\$481.59
68	AUSTIN COMM COLL DIST	0.094900	\$482,035	\$461,663	\$438.12
Total Tax Rate:		2.463200			

Taxes w/Current Exemptions: \$10,721.76
 Taxes w/o Exemptions: \$11,494.84

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 1830.0 sqft Value: \$197,035

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WP - 4+		1978	1230.0
RSBLW	Residence Below	WP - 4+		1978	600.0
011	PORCH OPEN 1ST F	* - 4+		1949	96.0
011	PORCH OPEN 1ST F	* - 4+		1949	80.0
251	BATHROOM	* - *		1949	2.0
095	HVAC RESIDENTIAL	*		2007	1830.0
061	CARPORT ATT 1ST	* - 4+		2007	384.0
252	BEDROOMS	* - *		1949	2.0

B2
27

> 2214

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1382	6019.87	52.00	115.00	\$285,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$197,035	\$285,000	0	482,035	\$15,372	\$466,663
2013	\$149,288	\$285,000	0	434,288	\$10,049	\$424,239
2012	\$174,172	\$211,500	0	385,672	\$0	\$385,672
2011	\$53,704	\$211,500	0	265,204	\$0	\$265,204
2010	\$55,790	\$211,500	0	267,290	\$0	\$267,290
2009	\$71,432	\$211,500	0	282,932	\$23,563	\$259,369

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/25/2011	WD	WARRANTY DEED	PARKER DARRELL C	TUCKER-DROB ELLIOT MAX &			2011075885TR
2	7/25/2006	WD	WARRANTY DEED	JAMISON RICHARD L	PARKER DARRELL C			2006142471TR
3	6/8/1971	WD	WARRANTY DEED	JAMISON RICHARD L	JAMISON RICHARD L	04167	01360	

Questions Please Call (512) 834-9317

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Austin, TX 78704 - approximate address
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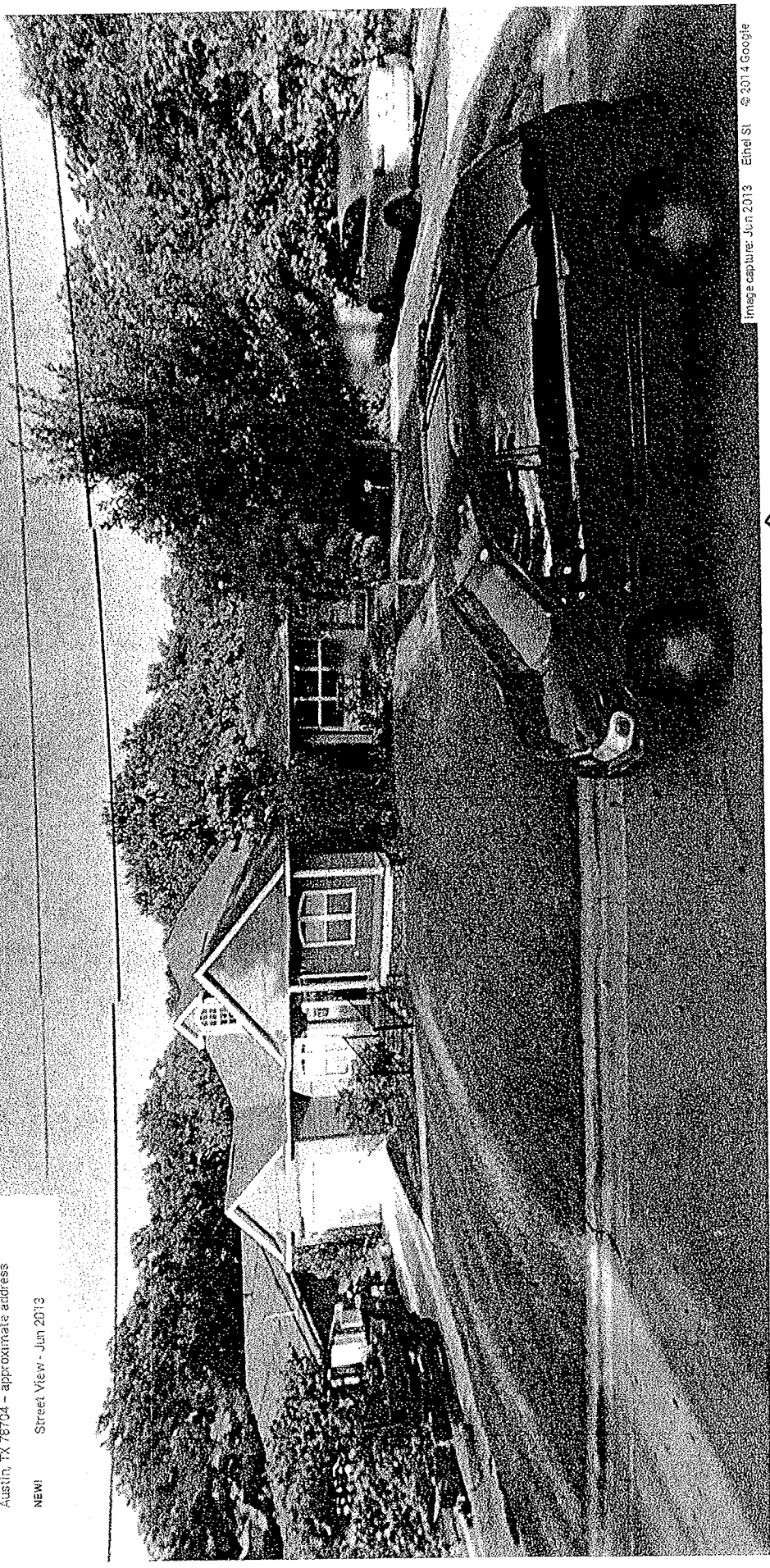


Image capture: Jun 2013 Ethel St © 2014 Google



811 Ethel

Geo ID - 0103030223



901 Ethel

Geo ID - 0103030204

B2
28

Travis CAD

B2
29

Property Search Results > 103367 BOWERS BRIAN R & for Year 2014

Property

Account

Property ID: 103367 Legal Description: LOT B GRIZZARD WH RESUB
 Geographic ID: 0103030743 Agent Code: ID:2553
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 902 ETHEL ST Mapsco: 614C
 TX 78704
 Neighborhood: ZILKER Map ID: 010208
 Neighborhood CD: L2000

Owner

Name: BOWERS BRIAN R & Owner ID: 1518007
 Mailing Address: ROSALYN A DUGGER % Ownership: 100.0000000000%
 902 ETHEL ST
 AUSTIN, TX 78704-1519

Exemptions: HS

Values

(+) Improvement Homesite Value:	+	\$436,260	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$285,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$721,260	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$721,260	
(-) HS Cap:	-	\$6,666	
<hr/>			
(=) Assessed Value:	=	\$714,594	

Taxing Jurisdiction

Owner: BOWERS BRIAN R &
 % Ownership: 100.0000000000%
 Total Value: \$721,260

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$721,260	\$699,594	\$8,688.96
02	CITY OF AUSTIN	0.502700	\$721,260	\$714,594	\$3,592.26
03	TRAVIS COUNTY	0.494600	\$721,260	\$571,675	\$2,827.51
0A	TRAVIS CENTRAL APP DIST	0.000000	\$721,260	\$714,594	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$721,260	\$571,675	\$737.46
68	AUSTIN COMM COLL DIST	0.094900	\$721,260	\$707,448	\$671.36
Total Tax Rate:		2.463200			

Taxes w/Current Exemptions: \$16,517.55

Taxes w/o Exemptions: \$17,601.88

B2/30

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 2620.0 sqft Value: \$436,260

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WP - 6		2008	1732.0
2ND	2nd Floor	WP - 6		2008	888.0
011	PORCH OPEN 1ST F	* - 6		2008	145.0
011	PORCH OPEN 1ST F	* - 6		2008	42.0
011	PORCH OPEN 1ST F	* - 6		2008	153.0
012	PORCH OPEN 2ND F	* - 6		2008	70.0
061	CARPORT ATT 1ST	* - 6		2008	342.0
095	HVAC RESIDENTIAL	* - 6		2008	2620.0
251	BATHROOM	* - 6		2008	2.5
522	FIREPLACE	* - 6		2008	1.0
613	TERRACE COVERED	* - 6		2008	144.0

> 2962

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1590	6924.62	53.00	121.00	\$285,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation		Appraised	HS Cap	Assessed
2014	\$436,260	\$285,000		0	721,260	\$6,666	\$714,594
2013	\$364,631	\$285,000		0	649,631	\$0	\$649,631
2012	\$422,306	\$235,000		0	657,306	\$0	\$657,306
2011	\$384,740	\$235,000		0	619,740	\$0	\$619,740
2010	\$505,658	\$235,000		0	740,658	\$0	\$740,658
2009	\$490,000	\$235,000		0	725,000	\$0	\$725,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/11/2011	WD	WARRANTY DEED	BOONE AIMEE B	BOWERS BRIAN R &			2011167132TR
2	12/10/2008	WD	WARRANTY DEED	902 ETHEL LLC	BOONE AIMEE B			2008197599TR
3	2/29/2008	WD	WARRANTY DEED	GULLY MAYRELOYD PAYNE	902 ETHEL LLC			2008033934TR

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1000 - approximate address
New
Street View - Jun 2013

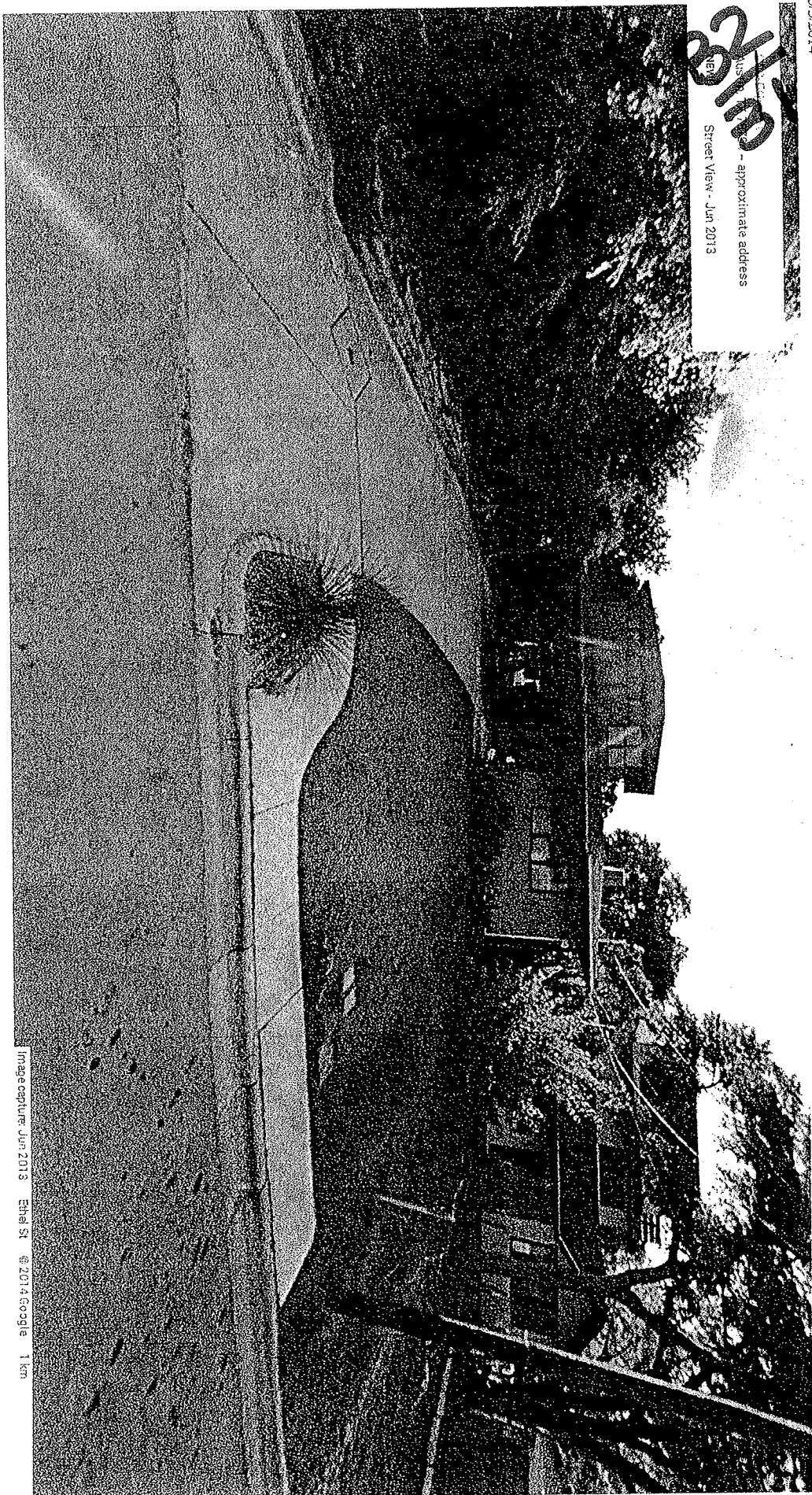


Image capture: Jun 2013 Ethel St © 2014 Google 1 km

620 10 - 0103030743
902 Ethel

Travis CAD

B2
32

Property Search Results > 103366 BOWMAN JONATHAN R & MARY B & for Year 2014

Property

Account

Property ID: 103366 Legal Description: LOT C GRIZZARD WH RESUB
 Geographic ID: 0103030742 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 900 ETHEL ST Mapsco: 614C
 TX 78704
 Neighborhood: ZILKER Map ID: 010208
 Neighborhood CD: L2000

Owner

Name: BOWMAN JONATHAN R & MARY B & Owner ID: 1592505
 Mailing Address: ROBERT H BOWMAN % Ownership: 100.000000000000%
 900 ETHEL
 AUSTIN, TX 78704

Exemptions: HS

Values

(+) Improvement Homesite Value:	+	\$135,356	
(+) Improvement Non-Homesite Value:	+	\$270,752	
(+) Land Homesite Value:	+	\$94,991	
(+) Land Non-Homesite Value:	+	\$190,009	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$691,108	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$691,108	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$691,108	

Taxing Jurisdiction

Owner: BOWMAN JONATHAN R & MARY B &
 % Ownership: 100.000000000000%
 Total Value: \$691,108

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$691,108	\$676,108	\$8,397.27
02	CITY OF AUSTIN	0.502700	\$691,108	\$691,108	\$3,474.20
03	TRAVIS COUNTY	0.494800	\$691,108	\$645,039	\$3,190.36
0A	TRAVIS CENTRAL APP DIST	0.000000	\$691,108	\$691,108	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$691,108	\$645,039	\$832.10
68	AUSTIN COMM COLL DIST	0.094900	\$691,108	\$686,108	\$651.12
Total Tax Rate:		2.463200			
Taxes w/Current Exemptions:					\$16,545.05
Taxes w/o Exemptions:					\$17,023.37

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 2380.0 sqft Value: \$406,108

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WP - 6		2013	1330.0
2ND	2nd Floor	WS - 6		2013	819.0
3RD	3rd Floor	WS - 6		2013	231.0
011	PORCH OPEN 1ST F	* - 6		2013	114.0
011	PORCH OPEN 1ST F	* - 6		2013	144.0
061	CARPORT ATT 1ST	* - 6		2013	252.0
250	HALF BATHROOM	* - *		2013	1.0
251	BATHROOM	* - *		2013	2.0
252	BEDROOMS	* - *		2013	4.0
095	HVAC RESIDENTIAL	* - *		2013	2380.0
512	DECK UNCOVERED	* - 6		2013	55.0

B2/33

2032

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1384	6030.56	0.00	0.00	\$285,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$406,108	\$285,000	0	691,108	\$0	\$691,108
2013	\$40,176	\$285,000	0	325,176	\$0	\$325,176
2012	\$28,938	\$235,000	0	263,938	\$0	\$263,938
2011	\$28,938	\$235,000	0	263,938	\$0	\$263,938
2010	\$30,062	\$235,000	0	265,062	\$0	\$265,062
2009	\$38,490	\$235,000	0	273,490	\$6,972	\$266,518

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/12/2013	WD	WARRANTY DEED	HOMES BY PARKER INC	BOWMAN JONATHAN R & MARY B &			2013218840TR
2	9/25/2012	WD	WARRANTY DEED	BARNWELL CAROLYN ALISON	HOMES BY PARKER INC			2012162336TR
3	10/6/2003	WD	WARRANTY DEED	LIBERTY DOUGLAS P	BARNWELL CAROLYN ALISON	00000	00000	2003239915TR

Questions Please Call (512) 834-9317

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9100 E Ethel St
Austin, TX 78704 - approximate address
NEW! Street View - Jun 2013

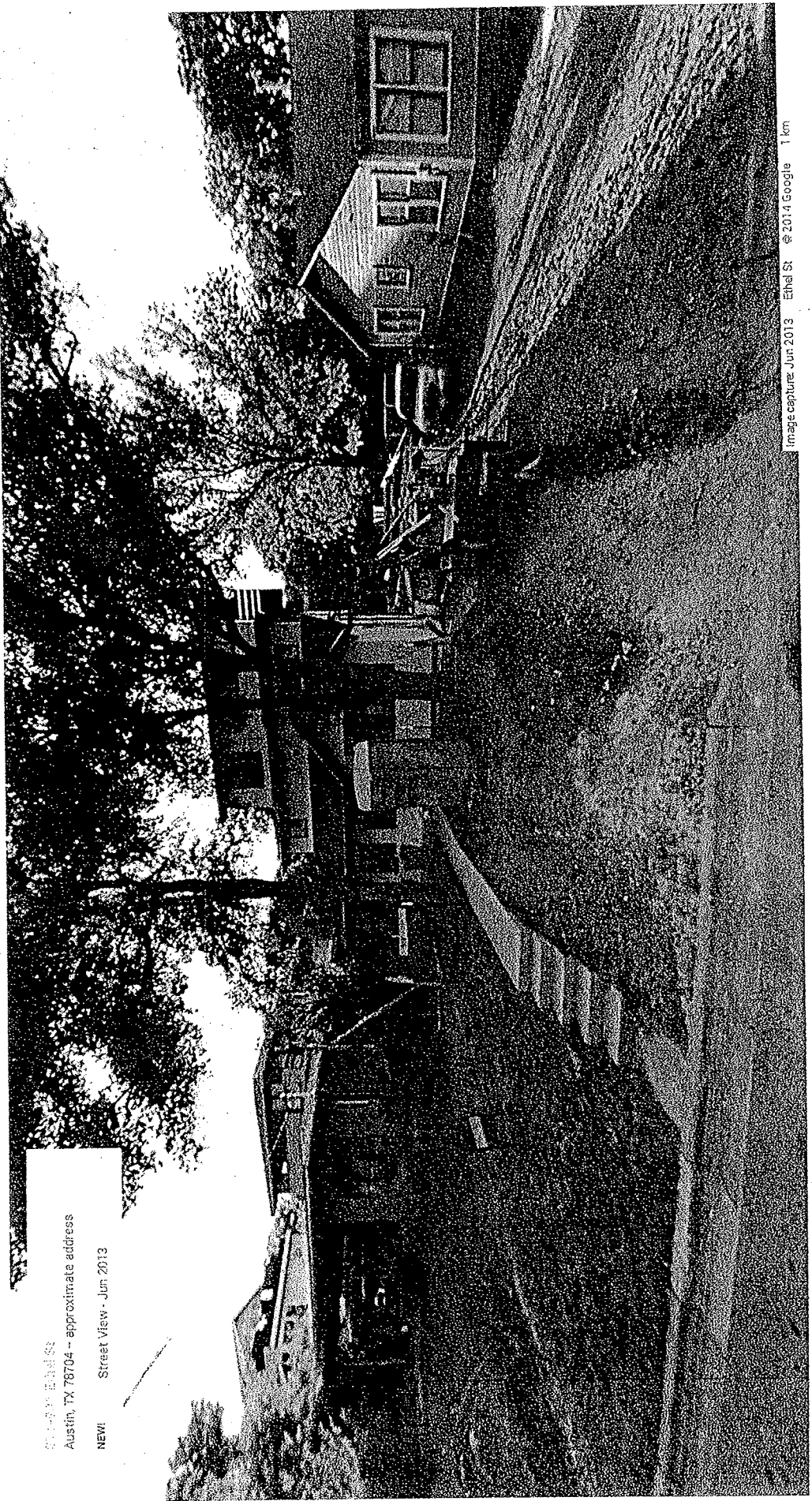


Image capture: Jun 2013 Ethel St © 2014 Google 1 km

GeoID - 0103030742
9100 Ethel

B2
34

Travis CAD

B2
35

Property Search Results > 103368 MAGNESS MARGARET for Year 2014

Property

Account

Property ID: 103368 Legal Description: N 100 FT OF LOT 7 SHELTON JOHN R
 Geographic ID: 0103030744 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 904 ETHEL ST Mapsco: 614C
 TX 78704
 Neighborhood: ZILKER Map ID: 010208
 Neighborhood CD: L2000

Owner

Name: MAGNESS MARGARET Owner ID: 102933
 Mailing Address: PO BOX 5242 % Ownership: 100.000000000000%
 AUSTIN, TX 78763-5242

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$57,224	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$285,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$342,224	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$342,224	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$342,224	

Taxing Jurisdiction

Owner: MAGNESS MARGARET
 % Ownership: 100.000000000000%
 Total Value: \$342,224

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$342,224	\$342,224	\$4,250.43
02	CITY OF AUSTIN	0.502700	\$342,224	\$342,224	\$1,720.36
03	TRAVIS COUNTY	0.494600	\$342,224	\$342,224	\$1,692.64
0A	TRAVIS CENTRAL APP DIST	0.000000	\$342,224	\$342,224	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$342,224	\$342,224	\$441.47
68	AUSTIN COMM COLL DIST	0.094900	\$342,224	\$342,224	\$324.77
Total Tax Rate:		2.463200			

Taxes w/Current Exemptions: \$8,429.67

Taxes w/o Exemptions: \$8,429.66

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 800.0 sqft Value: \$57,224

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 3+		1935	400.0
2ND	2nd Floor	WW - 3+		1935	400.0
251	BATHROOM	* *		1935	1.0

B2
36

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1124	4896.05	0.00	0.00	\$285,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$57,224	\$285,000	0	342,224	\$0	\$342,224
2013	\$36,671	\$285,000	0	321,671	\$0	\$321,671
2012	\$26,413	\$211,500	0	237,913	\$0	\$237,913
2011	\$26,413	\$211,500	0	237,913	\$0	\$237,913
2010	\$27,439	\$211,500	0	238,939	\$0	\$238,939
2009	\$35,132	\$211,500	0	246,632	\$0	\$246,632

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/19/1997	WD	WARRANTY DEED	KUHN HELEN HOLDER	MAGNESS MARGARET	12946	01687	
2	3/30/1977	WD	WARRANTY DEED	HOLDER NORA J	KUHN HELEN HOLDER	05751	00380	
3	6/23/1972	WD	WARRANTY DEED		HOLDER NORA J	04375	01248	

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Google Maps

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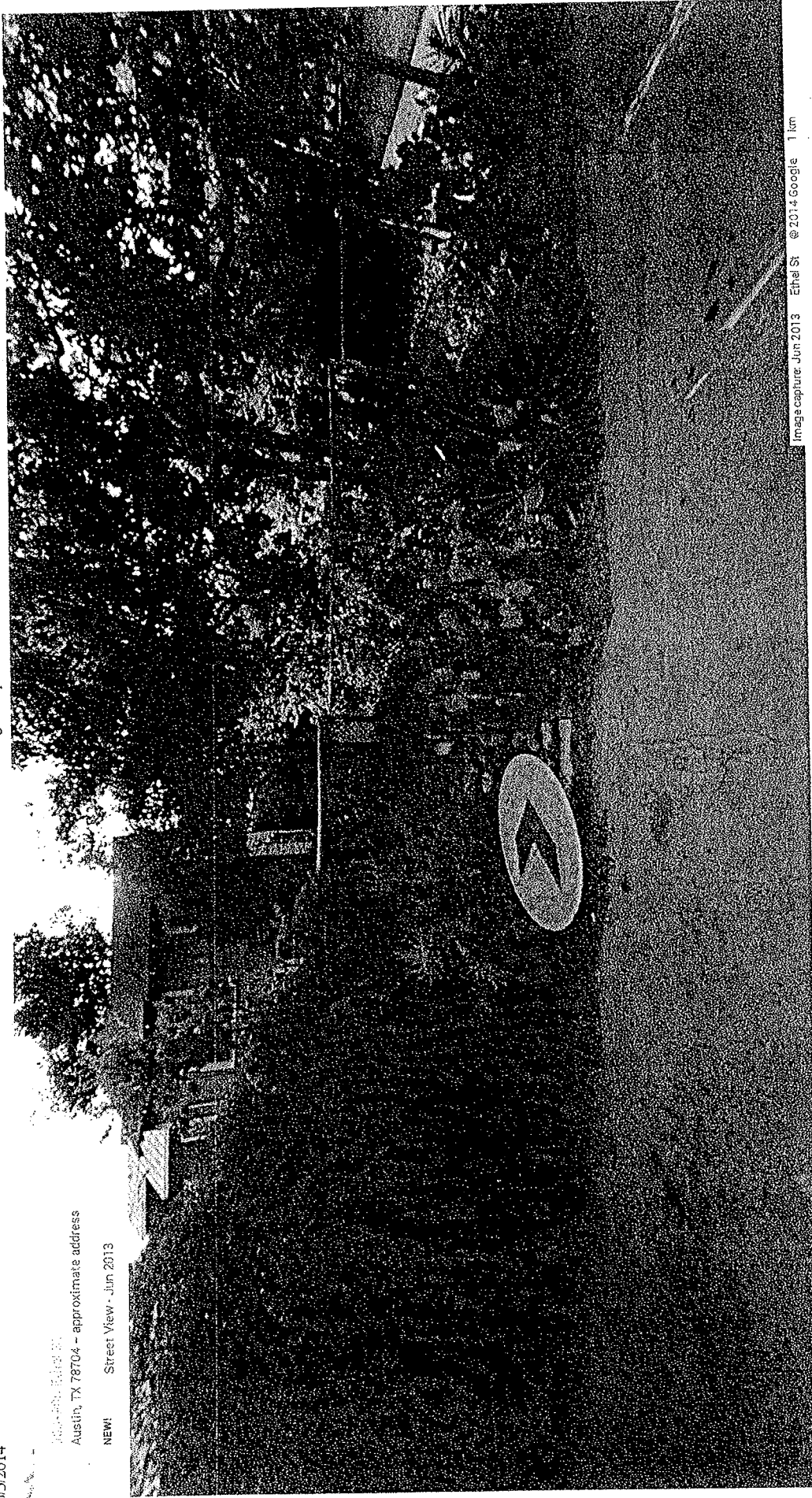


Image capture: Jun 2013 Ethel St @ 2014 Google 1 km

Geo ID - 0103030744
904 Ethel

<https://www.google.com/maps/@30.257729,-97.763581,3a,75y,301.16h,77.24t/data=!3m4!1e1!3m2!1sU4Ckhljg9sgVd8A3Qr40A!2s0>

B2
3/31

5/5/2014

Google Maps

904-695 Ethel St
Austin, TX 78704 - approximate address
NEW! Street View - Jun 2013



Image capture: Jun 2013 Ethel St © 2014 Google 1 km

620 10 - 0103030744
904 Ethel

<https://www.google.com/maps/@30.257634,-97.763642,3a,75y,302.57h,80.32t/data=!1s13m4!1e1!13m2!1s1ShipR&EBO9UHZKsBibc-A!2e0>

B2
38

Travis CAD

B2/19/3

Property Search Results > 103240 SCHULTZ MARY KATHERINE for Year 2014

Property

Account

Property ID: 103240 Legal Description: LOT 45 OKIE HEIGHTS
 Geographic ID: 0103030216 Agent Code: ID:2490
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 902 JESSIE ST Mapsco: 614C
 TX 78704
 Neighborhood: L MULTIFAM Map ID: 010208
 Neighborhood CD: L1005

Owner

Name: SCHULTZ MARY KATHERINE Owner ID: 100703
 Mailing Address: 7208 WRIM DR % Ownership: 100.000000000000%
 AUSTIN, TX 78731-2058

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$77,959	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$285,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$362,959	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$362,959	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$362,959	

Taxing Jurisdiction

Owner: SCHULTZ MARY KATHERINE
 % Ownership: 100.000000000000%
 Total Value: \$362,959

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$362,959	\$362,959	\$4,507.95
02	CITY OF AUSTIN	0.502700	\$362,959	\$362,959	\$1,824.59
03	TRAVIS COUNTY	0.494600	\$362,959	\$362,959	\$1,795.20
0A	TRAVIS CENTRAL APP DIST	0.000000	\$362,959	\$362,959	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$362,959	\$362,959	\$468.22
68	AUSTIN COMM COLL DIST	0.094900	\$362,959	\$362,959	\$344.44
Total Tax Rate:		2.463200			

Taxes w/Current Exemptions: \$8,940.40
 Taxes w/o Exemptions: \$8,940.41

B2
40**Improvement / Building**

Improvement #1: 2 FAM DWELLING State Code: B2 Living Area: 1174.0 sqft Value: \$77,959

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	VWV - 4-		1968	1174.0
011	PORCH OPEN 1ST F	* - 4-		1968	36.0
011	PORCH OPEN 1ST F	* - 4-		1968	90.0
095	HVAC RESIDENTIAL	* - *		1968	1174.0
251	BATHROOM	* - *		1968	2.0
551	PAVED AREA	CA - *		1968	400.0
581	STORAGE ATT	VWV - 3+		1968	70.0
591	MASONRY TRIM SF	AVG - *		1968	200.0
612	TERRACE UNCOVERD	* - 4-		1968	81.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1642	7153.23	0.00	0.00	\$285,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$77,959	\$285,000	0	362,959	\$0	\$362,959
2013	\$41,022	\$285,000	0	326,022	\$0	\$326,022
2012	\$41,161	\$235,000	0	276,161	\$0	\$276,161
2011	\$41,095	\$235,000	0	276,095	\$0	\$276,095
2010	\$41,095	\$235,000	0	276,095	\$0	\$276,095
2009	\$41,075	\$235,000	0	276,075	\$0	\$276,075

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/2/2009	GF	GIFT DEED	THOMPSON SAMUEL RODMAN	SCHULTZ MARY KATHERINE			2010073310TR
2	6/20/1995	SW	SPECIAL WARRANTY DEED	CAMPBELL MARY A	SCHULTZ MARY KATHERINE	12467	00366	
3	1/3/1972	WD	WARRANTY DEED		CAMPBELL MARY A	04277	00558	

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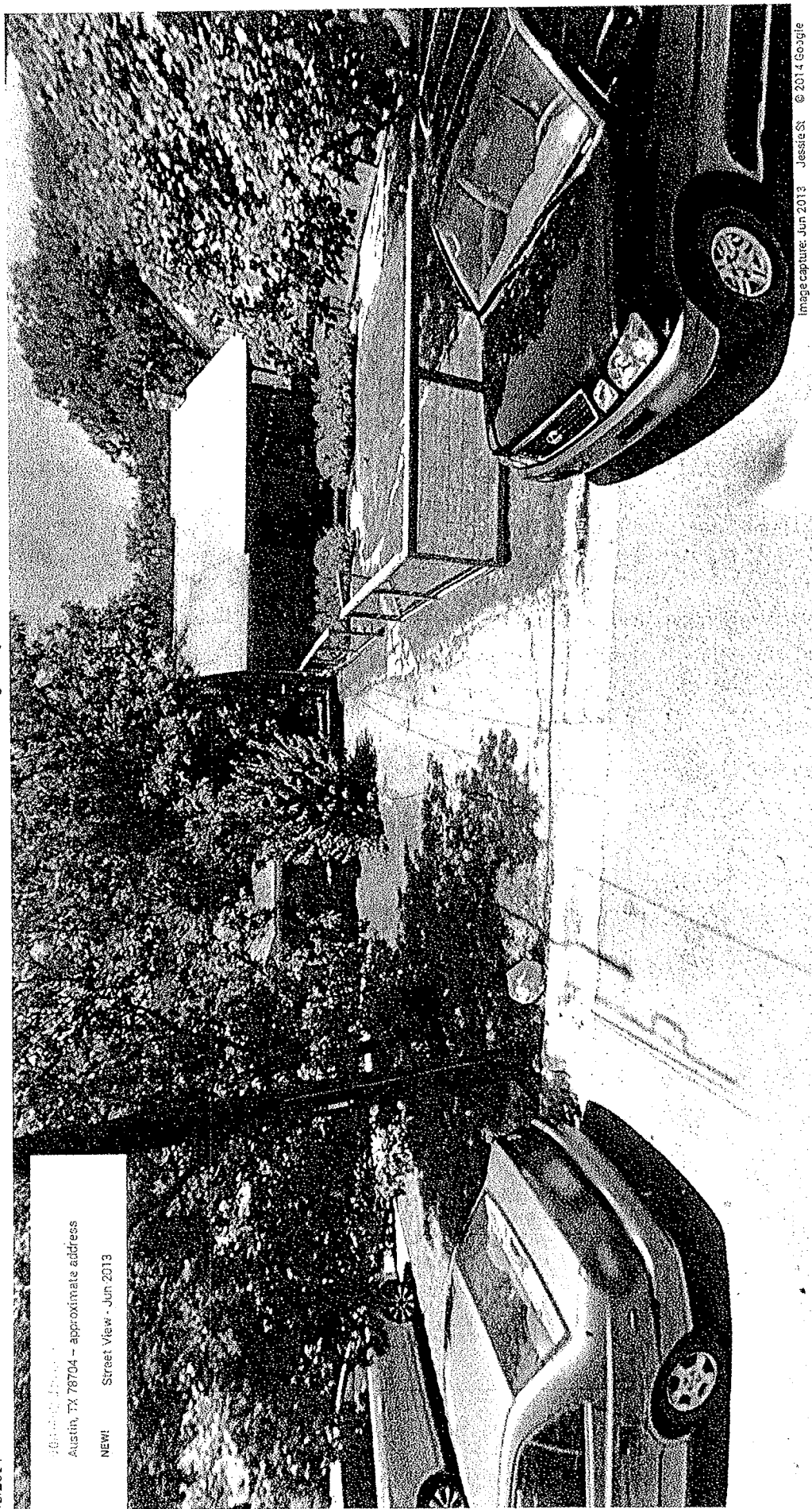


Image capture: Jun 2013 Jessie Si © 2014 Google

B2
41

62-10-0103030216

902
BESSIE
J

<https://www.google.com/maps/place/903+Ethel+St/@30.257588,-97.762603,3a,75.3y,297.05h,72.89t/data=!3m4!1e1!3m2!1sVQfQwPUzQ3OLzYRaITqTQOI2e0!4m2!3m1!!1s0x8644b518aa28c0b70x780ca8e8cbf21835>

B2
42

Travis CAD

Property Search Results > 103241 HOBBS JEFFREY J for Year 2014

Property

Account

Property ID: 103241 Legal Description: LOT 44 OKIE HEIGHTS
 Geographic ID: 0103030217 Agent Code: ID:2490
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 904 JESSIE ST Mapsco: 614C
 TX 78704
 Neighborhood: ZILKER Map ID: 010208
 Neighborhood CD: L2000

Owner

Name: HOBBS JEFFREY J Owner ID: 102815
 Mailing Address: % Ownership: 100.000000000000%
 3700 HILLBROOK DR
 AUSTIN, TX 78731-4042

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$96,764	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$285,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$381,764	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$381,764	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$381,764	

Taxing Jurisdiction

Owner: HOBBS JEFFREY J
 % Ownership: 100.000000000000%
 Total Value: \$381,764

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$381,764	\$381,764	\$4,741.51
02	CITY OF AUSTIN	0.502700	\$381,764	\$381,764	\$1,919.13
03	TRAVIS COUNTY	0.494600	\$381,764	\$381,764	\$1,888.20
0A	TRAVIS CENTRAL APP DIST	0.000000	\$381,764	\$381,764	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$381,764	\$381,764	\$492.47
68	AUSTIN COMM COLL DIST	0.094900	\$381,764	\$381,764	\$362.30
Total Tax Rate:		2.463200			

Taxes w/Current Exemptions: \$9,403.61
 Taxes w/o Exemptions: \$9,403.61

B2
43**Improvement / Building**

Improvement #1:	1 FAM DWELLING	State Code:	A1	Living Area:	960.0 sqft	Value:	\$96,764
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
1ST	1st Floor	VVV - 4		1945	960.0		
095	HVAC RESIDENTIAL	* - *		1945	960.0		
251	BATHROOM	* - *		1945	1.0		
512	DECK UNCOVERED	* - 4		1945	270.0		
630	PORCH CLOS FIN	* - 4		1945	40.0		

1000

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1642	7154.27	0.00	0.00	\$285,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$96,764	\$285,000	0	381,764	\$0	\$381,764
2013	\$40,929	\$285,000	0	325,929	\$0	\$325,929
2012	\$55,297	\$235,000	0	290,297	\$0	\$290,297
2011	\$53,933	\$235,000	0	288,933	\$0	\$288,933
2010	\$35,613	\$235,000	0	270,613	\$0	\$270,613
2009	\$64,207	\$235,000	0	299,207	\$0	\$299,207

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/28/2003	WD	WARRANTY DEED	MCGOWAN TIMOTHY M & AMY	HOBBS JEFFREY J	00000	00000	2003255757TR
2	7/5/2000	WD	WARRANTY DEED	HUMPHREY GEORGE ALFRED	MCGOWAN TIMOTHY M & AMY	00000	00000	2000105157TR
3	5/27/1992	QD	QUIT CLAIM DEED	HUMPHREY GEORGE	HUMPHREY GEORGE ALFRED	11695	00177	

Questions Please Call (512) 834-9317

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Website version: 1.2.2.3

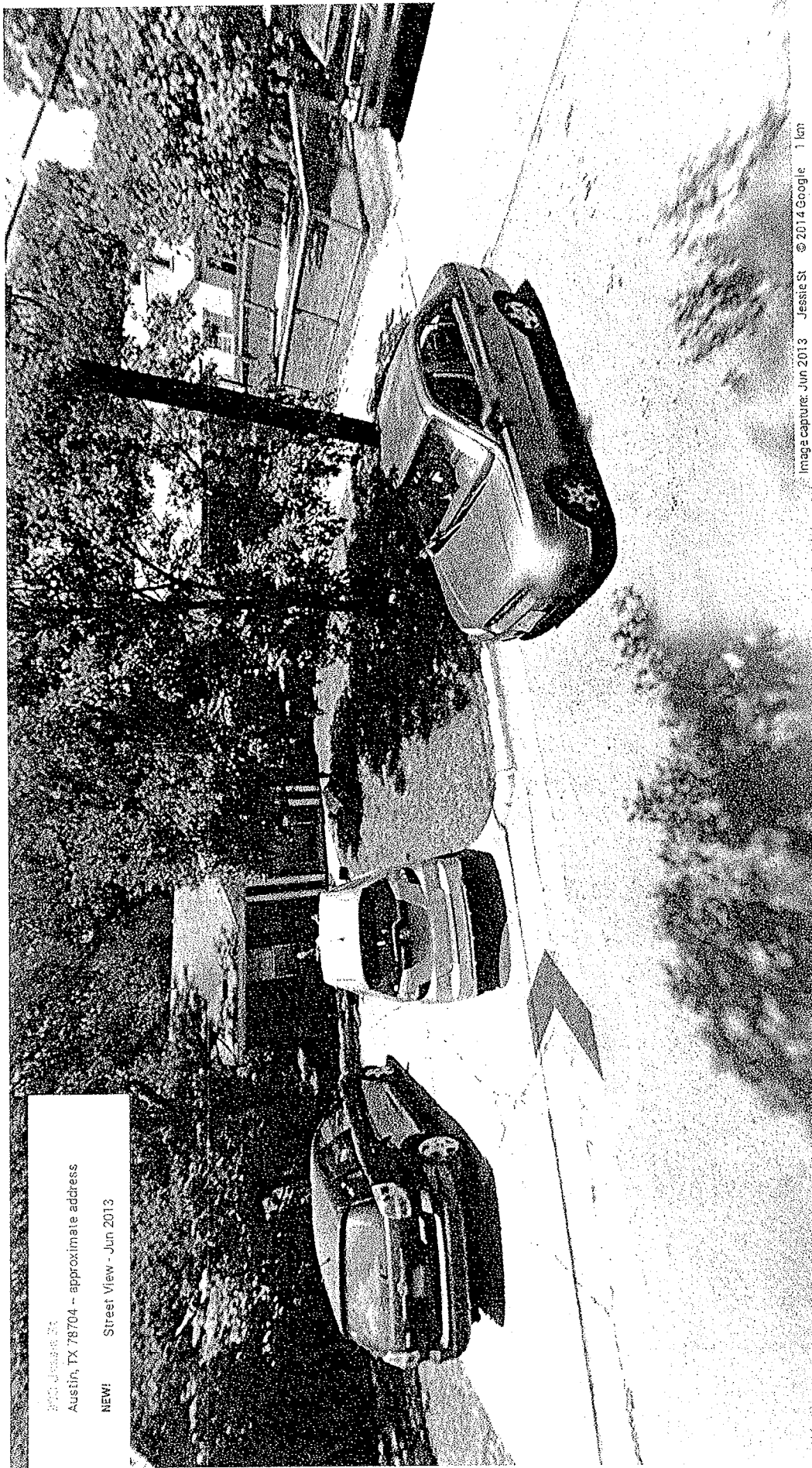
Database last updated on: 5/6/2014 2:38 AM

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This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

5/6/2014

Google Maps



903 Jessie St

Austin, TX 78704 ~ approximate address

NEW! Street View - Jun 2013

Image capture: Jun 2013 Jessie St © 2014 Google 1 km

Geo ID 0103030217
903 Jessie St

B2
44

B2
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Travis CAD

Property Search Results > 103239 HORTON FRANCES & SAMUEL R THOMPSON for Year 2014

Property

Account

Property ID: 103239
 Geographic ID: 0103030215
 Type: Real
 Property Use Code:
 Property Use Description:

Legal Description: LOT 46 OKIE HEIGHTS
 Agent Code:

Location

Address: 900 JESSIE ST
 TX 78704
 Neighborhood: ZILKER
 Neighborhood CD: L2000

Mapco: 614C
 Map ID: 010208

Owner

Name: HORTON FRANCES & SAMUEL R THOMPSON
 Mailing Address:
 1211 KINNEY AVE
 AUSTIN, TX 78704-2141

Owner ID: 102814
 % Ownership: 100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$149,556	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$285,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$434,556	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$434,556	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$434,556	

Taxing Jurisdiction

Owner: HORTON FRANCES & SAMUEL R THOMPSON
 % Ownership: 100.0000000000%
 Total Value: \$434,556

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$434,556	\$434,556	\$5,397.19
02	CITY OF AUSTIN	0.502700	\$434,556	\$434,556	\$2,184.52
03	TRAVIS COUNTY	0.494600	\$434,556	\$434,556	\$2,149.31
0A	TRAVIS CENTRAL APP DIST	0.000000	\$434,556	\$434,556	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$434,556	\$434,556	\$560.58
68	AUSTIN COMM COLL DIST	0.094900	\$434,556	\$434,556	\$412.39
Total Tax Rate:		2.463200			

Taxes w/Current Exemptions: \$10,703.99
 Taxes w/o Exemptions: \$10,703.98

Improvement / Building

Improvement #1: 1 FAM DWELLING **State Code:** A1 **Living Area:** 1016.0 sqft **Value:** \$94,455

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	VVV - 4-		1939	1016.0
011	PORCH OPEN 1ST F	* - 4-		1939	192.0
251	BATHROOM	* - *		1939	1.0
320	OBS DRIVEWAY	LSA - *		1939	1.0
522	FIREPLACE	* - 4-		1939	1.0
612	TERRACE UNCOVERD	* - 4-		1939	80.0

Improvement #2: 1 FAM DWELLING **State Code:** A1 **Living Area:** 448.0 sqft **Value:** \$55,101

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
2ND	2nd Floor	VVV - 4-		1969	448.0
011	PORCH OPEN 1ST F	* - 4-		1969	32.0
041	GARAGE ATT 1ST F	VVV - 4-		1969	376.0
251	BATHROOM	* - *		1969	1.0
320	OBS DRIVEWAY	SDA - *		1969	1.0
874	OBS HEAT CENTRAL	* - *		1969	75.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1661	7237.10	0.00	0.00	\$285,000	\$0

Roll Value History

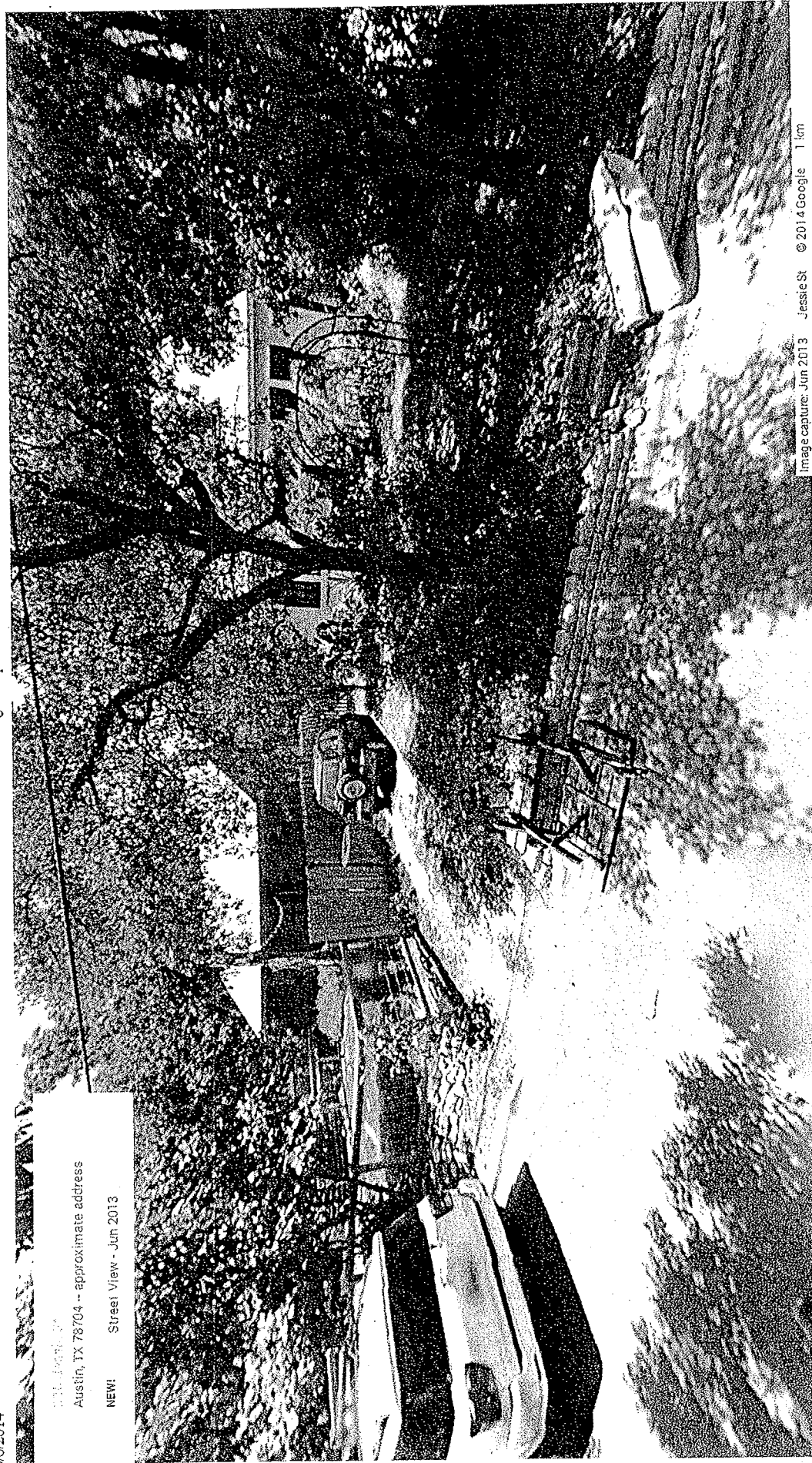
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$149,556	\$285,000	0	434,556	\$0	\$434,556
2013	\$113,546	\$285,000	0	398,546	\$50,082	\$348,464
2012	\$81,785	\$235,000	0	316,785	\$0	\$316,785
2011	\$81,785	\$235,000	0	316,785	\$0	\$316,785
2010	\$84,962	\$235,000	0	319,962	\$0	\$319,962
2009	\$108,782	\$235,000	0	343,782	\$14,336	\$329,446

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/20/2011	QD	QUIT CLAIM DEED	HORTON FRANCES & SAMUEL R THOMPSON	THOMPSON SAMUEL RODMAN			2011091877TR
2	5/20/2011	QD	QUIT CLAIM DEED	KRZYZANIAK- HORTON KATHRYN	HORTON FRANCES & SAMUEL R THOMPSON			2011091877TR
3	5/9/2010	QD	QUIT CLAIM DEED	HORTON MARY K	HORTON FRANCES & SAMUEL R THOMPSON			2010095271TR

Questions Please Call (512) 834-9317

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5/11/2014 12:27
Austin, TX 78704 -- approximate address
NEW! Street View - Jun 2013

Image capture: Jun 2013 Jessie St © 2014 Google 1 km

Geo ID 0103030216
902 Jesse St.

Geo ID 0103030215
900 Jesse St.

B2
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City of Austin Residential Permit Application

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704
(512) 978-4000

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Project Information	
Project Address: <u>903 ETHEL</u>	Tax Parcel ID: <u>01030302030000</u>
Legal Description: <u>LOT D GRIZZARD WH BEUB</u>	
Zoning District or PUD: <u>SF 3 NP</u>	Lot Size (square feet): <u>6076</u>
Neighborhood Plan Area (if applicable): <u>ZILKER</u>	Historic District (if applicable): <u>N/A</u>
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N wastewater availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.	
Does this site have or will it have an auxiliary water source? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, submit approved auxiliary and potable plumbing plans (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site have a septic system? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, submit a copy of approved septic permit to construct	
Does this site require a cut or fill in excess of four (4) feet? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Is this site adjacent to a paved alley? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (if applicable)	
Does this site have a Board of Adjustment (BOA) variance? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Case # _____	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.	
Does the project impact a tree protected by ordinance? This includes canopy and/or critical root zone impacts to nearby trees. <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Note: If yes, application for a tree permit with the City Arborist may be required.	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Note: Proximity to a floodplain may require additional review time.	

Description of Work	
Existing Use: <input type="checkbox"/> vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other _____	
Proposed Use: <input type="checkbox"/> vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other _____	
Project Type: <input type="checkbox"/> new construction <input type="checkbox"/> addition <input checked="" type="checkbox"/> addition/remodel <input type="checkbox"/> remodel/repair other _____	
# of existing bedrooms: <u>4</u> # of bedrooms upon completion: <u>3</u> # of existing baths: <u>4</u> # of baths upon completion: <u>3</u>	
Will all or part of an existing exterior wall be removed as part of the project? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Note: Removal of all or part of a structure requires a demolition permit.	
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary)	
<u>INSTALL ADJUTED GARAGE DOOR TO CONVERT CARPORT TO GARAGE DOOR</u>	

Trades Permits Required: ☒ electric ☐ plumbing ☐ mechanical (HVAC) ☐ concrete (right-of-way) (circle all that apply)

Job Valuation		
Total Job Valuation: \$ <u>1,000</u>	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ <u>1,000</u>	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ _____
	Bldg: \$ <u>900</u> Elec: \$ <u>100</u>	Bldg: \$ _____ Elec: \$ _____
	Plmbg: \$ _____ Mech: \$ _____	Plmbg: \$ _____ Mech: \$ _____
	Primary Structure: \$ <u>1,000</u>	
	Accessory Structure: \$ _____	

Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.

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Building and Site Area			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
a) 1 st floor conditioned area	1796		1796
b) 2 nd floor conditioned area	633		633
c) 3 rd floor conditioned area			
d) Basement			
e) Covered Parking (garage or carport)	450		450
f) Covered Patio, Deck or Porch	192		192
g) Balcony			
h) Other			
i) Uncovered Wood Deck			
Total Gross Building Area (total A through I)	3071		3071
j) Pool			
k) Spa			

Site Development Information	
Building Coverage Information Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)	
Total Building Coverage (sq ft): <u>2438</u>	% of lot size: <u>40</u>
Impervious Cover Information Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)	
Total Impervious Cover (sq ft): <u>2705</u>	% of lot size: <u>44.52</u>
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (LDC 25-2-513) Does any structure (or an element of a structure) extend over or beyond a required yard? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (LDC 25-2-513) Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Building Height: <u>32</u> ft Number of Floors: <u>2</u>	Parking (LDC 25-6 Appendix A & 25-6-478) # of spaces required: <u>2</u> # of spaces provided: <u>2</u>
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC-6-353) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N *Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more. Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Width of approach (measured at property line): <u>12</u> ft Distance from intersection (for corner lots only): <u>0</u> ft Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	

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Subchapter F - 'McMansion'

Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls. Areas with ceiling height over 15 feet are counted twice.

	Existing	New	Exemption	Total
1 st Floor	1796			1796
2 nd Floor	633			633
3 rd Floor				
Basement				
Attic				
Garage (attached)		450	200	250
(detached)				
Carport (attached)	450	(REMOVED TO GARAGE)		
(detached)				
Accessory building(s)				
(detached)				
Ceilings over 15 ft				

TOTAL GROSS FLOOR AREA 2652

(Total Gross Floor Area / lot size) = 43.14 Floor-To-Area Ratio (FAR)

- Is this project claiming a "parking area" exemption as described under Article 3? ☒ Y ☐ N
- Is this project claiming a "ground floor porch" exemption as described under Article 3? ☐ Y ☒ N
- Is this project claiming a "basement" exemption as described under Article 3? ☐ Y ☒ N
- Is this project claiming a "habitable attic" exemption as described under Article 3? ☐ Y ☒ N
- Is a sidewall articulation required for this project? ☐ Y ☒ N
- Does any portion of the structure extend beyond a setback plane? ☐ Y ☒ N
- Are any ceilings over 15 feet in height? ☐ Y ☒ N

Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if: it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

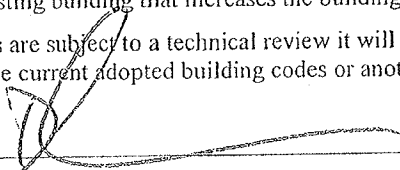
Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

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Contact Information			
Owner	Ginny Gamma	Applicant or Agent	David Lencinas c/o Permit Partners
Mailing Address	903 Ethel St 78704	Mailing Address	105 W Riverside Dr #225 78704
Phone		Phone	512 799 2401
Email		Email	DAVID@PERMIT-PARTNERS.COM
Fax		Fax	
General Contractor	N/A	Design Professional	N/A
Mailing Address		Mailing Address	
Phone		Phone	
Email		Email	
Fax		Fax	

Acknowledgments
Is this site registered as the owner's homestead for the current tax year with the appraisal district? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.
I understand that I am responsible for complying with any subdivision notes, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property.
If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.
I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.
I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.
I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required.
I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.
I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.
I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or cityarborist@austintexas.gov. This initiates the tree permitting requirement needed to proceed with the development review process.
Erosion and Sedimentation Controls are required per Section 25-8-181.
I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.
I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.
Applicant's signature:  Date: 5/8/14
Design Professional's signature: _____ Date: _____

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OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are respectfully requesting processing and approval of the above referenced permit(s) review. I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Owner's Signature

Date

Owner's Signature

Date

1st Owner's Printed Name

2nd Owner's Printed Name

Sworn and subscribed before me this _____ day of _____, 20____

Notary Public in and for the State of Texas

My commission expires on: _____

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One Stop Shop
505 Barton Springs Rd
(512) 974-2632 – phone
(512) 974-9112 – phone
(512) 974-9109 – fax
(512) 974-9779 – fax

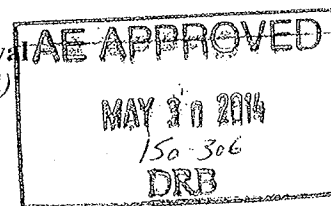


Austin Energy
Building Service Planning Application (BSPA)

This form to be used for review of Building Permit only

Responsible Person for Service Request <u>Ginny Catania</u>		
Email <u>n/a</u>	Fax <u>n/a</u>	Phone <u>n/a</u>
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> New Construction
<input checked="" type="checkbox"/> Remodeling		
Project Address <u>903 Ethel Street, Austin, TX 78704</u> OR		
Legal Description <u>LOT D Grizzard WH Resub</u> Lot <u>D</u> Block <u></u>		
Who is your electrical provider? <input checked="" type="checkbox"/> AE <input type="checkbox"/> Other <u></u>		
<input checked="" type="checkbox"/> Overhead Service <input type="checkbox"/> Underground Service <input type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)		
Location of meter <u>Left Flnd</u>		
Number of existing meters on gutter <u></u> (show all existing meters on riser diagram)		
Expired permit # <u></u>		
Comments <u>Homeowner is install of overhead garage door to convert carport to garage.</u>		
<u></u>		
<u></u>		
ESPA Completed by (Signature & Print Name) <u></u>		Date <u>5-30-14</u> Phone <u>512-826-4209</u>
AE Representative <u></u>		Approved <input type="checkbox"/> Yes <input type="checkbox"/> No <u></u> Date <u>5-30-14</u> Phone <u></u>

Application expires 180 days after the date of approval
(Any change to the above information requires a new ESPA)

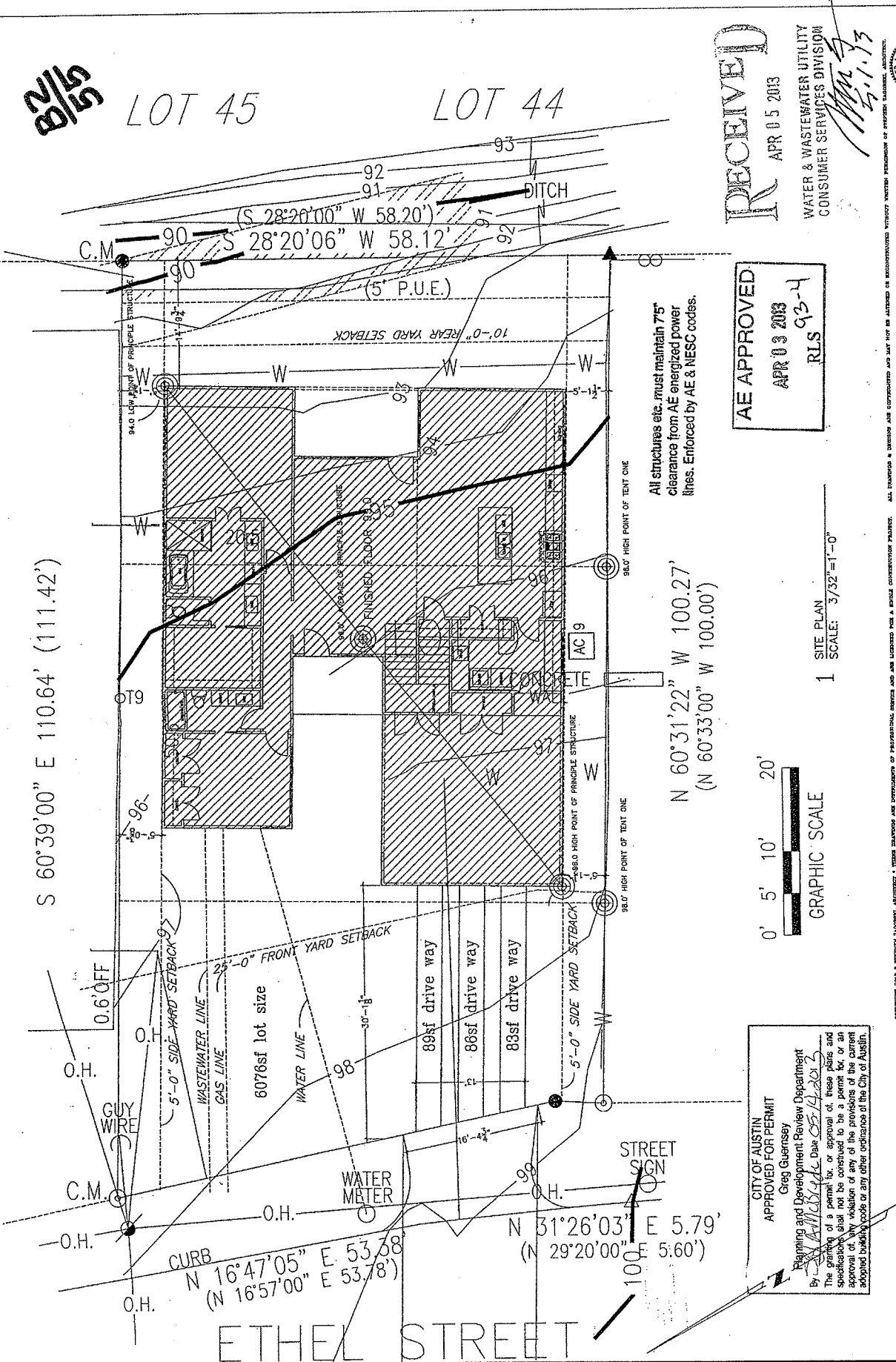


B2
54



903

718



RECEIVED
 APR 05 2013
 WATER & WASTEWATER UTILITY
 CONSUMER SERVICES DIVISION
 4/11/13

AE APPROVED
 APR 03 2013
 RLS 93-4

1 SITE PLAN
 SCALE: 3/32"=1'-0"

GRAPHIC SCALE
 0' 5' 10' 20'

CITY OF AUSTIN
 APPROVED FOR PERMIT
 Greg Guernsey
 Planning and Development Review Department
 By: [Signature] Date: 03/14/2013
 The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

Stephen Zagorski, Architect AIA
 P.O. Box 50186 Austin, Texas 78763 (512) 789-3259
 MOAZAMI HOMES CUSTOM
 903 ETHEL STREET
 AUSTIN, TEXAS
 JOB NO. 1200
 DATE: 04-02-13
 DRAWN: S.E.
 CHECKED: S.E.
 SCALE: A-1.0
 REVIEWED FOR ZONING ONLY

8/12



Imagery ©2014 Google, Map data ©2014 Google

200 ft.

Table 1

[illegible]

Table 2

B2
58

Address:	Total Gross Floor Area	Lot Size Square Footage	Floor to Area Ratio (FAR)	BP#	RDCL Winner
903 Ethel St., Austin, TX 78704	2619	6162.18	0.43		
905 Ethel St., Austin, TX 78704	1669	9769.6	0.17		
901 Ethel St., Austin, TX 78704	2014	6019.17	0.34		
902 Ethel St., Austin, TX 78704	2762	6924.62	0.40		
900 Ethel St., Austin, TX 78704	2432	6030.56	0.41	2013-018711	No 31.99 PR calc.
904 Ethel St., Austin, TX 78704	800	4896.05	0.17		
902 Jesse St., Austin, TX 78704	1244	7153.23	0.18		
904 Jesse St., Austin, TX 78704	1000	7154.27	0.14		
900 Jesse St., Austin, TX 78704	1640	7237.1	0.23		
811 Ethel St., Austin, TX 78704	1522	5720.73	0.27		
809 Ethel St., Austin, TX 78704	1440	5500.31	0.27		
807 Ethel St., Austin, TX 78704	2246	6050	0.38		
805 Ethel St., Austin, TX 78704	2108	6050	0.35		
1509 Juliet St., Austin, TX 78704	1707	8933	0.20		
1507 Juliet St., Austin, TX 78704	644	5460	0.12		
1505 Juliet St., Austin, TX 78704	2121	7475.88	0.29		

B2
59

802 Jesse St., Austin, TX 78704	1709	N/A	N/A		
806 Jesse St., Austin, TX 78704	1122	9780	0.12		
808 Jesse St., Austin, TX 78704	1476	8574.4	0.18		
810 Jesse St., Austin, TX 78704	1642	8052.91	0.21		
906 Jesse St., Austin, TX 78704	0	6911.12	0		
908 Jesse St., Austin, TX 78704	2951	9940	0.30		
910 Jesse St., Austin, TX 78704	1608	9299.07	0.18		
911 Jesse St., Austin, TX 78704	2435	8993.84	0.27		
909 Jesse St., Austin, TX 78704	3104	8498.29	0.37		
907 Jesse St., Austin, TX 78704	1562	6002.52	0.26		
905 Jesse St., Austin, TX 78704	1963	5893.05	0.34		
903 Jesse St., Austin, TX 78704	1572	5698.29	0.28		
901 Jesse St., Austin, TX 78704	1377	5955.89	0.23		
811 Jesse St., Austin, TX 78704	1052	9623.31	0.11		
807 Jesse St., Austin, TX 78704	1008	8353.05	0.12		
805 Jesse St., Austin, TX 78704	2286	5650.75	0.41		
1504 Treadwell St., Austin, TX 78704	1474	5500	0.27		

2012-
00916910 No
38970 PR Calc

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1506 Treadwell St., Austin, TX 78704	1035	5848.02	0.18		
1514 Treadwell St., Austin, TX 78704	1153	5433.85	0.22		
1513 Treadwell St., Austin, TX 78704	1054	4811.12	0.22		
1511 Treadwell St., Austin, TX 78704	816	5535.44	0.15		
1509 Treadwell St., Austin, TX 78704	2763	5504.97	0.51	2012- 020659 40% PR calc.	No
1507 Treadwell St., Austin, TX 78704	1976	5472.34	0.37		
909 Kinney Ave., Austin, TX 78704	1434	6406.54	0.23		
907 Kinney Ave., Austin, TX 78704	2817	6116.91	0.46	2007- 115025	No
905 Kinney Ave., Austin, TX 78704	3648	5305.13	0.69	2007- 020482	No
903 Kinney Ave., Austin, TX 78704	3878	15880	0.25		
811 Kinney Ave., Austin, TX 78704	772	6426	0.12		
809 Kinney Ave., Austin, TX 78704	2248.5	6170.61	0.37		
805 Kinney Ave., Austin, TX 78704	1463	7157.53	0.21		
804 Ethel St., Austin, TX 78704	1115	7455.41	0.15		
806 Ethel St., Austin, TX 78704	3210	7279.13	0.44	2010- 059498	No
808 Ethel St., Austin, TX 78704	0	5911.73	0		

B2
61

810 Ethel St., Austin, TX 78704		832		5865.17		0.15		

5/22/13
B2
62

City of Austin Residential Permit Application Residential Review, 2nd floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747		PR #: <u>13-034207</u> Assigned: _____ Review Date: _____ Reviewed/Approved: _____ Issued: _____
Project Information Project Address: <u>903 Ethel Street V</u> Legal Description: <u>Lot D, Grizzard WH Resub V</u> Zoning District or PUD: <u>SF-3</u> Lot Size (square feet): <u>6076</u> Historic District (if applicable): _____ Neighborhood Plan Area (if applicable): _____ Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <u>Y</u> <input checked="" type="checkbox"/> <u>N</u> <input type="checkbox"/> Note: Boundaries are defined under Title 25-2, Subchapter F of the Local Development Code. Does this site currently have water availability? <u>Y</u> <input checked="" type="checkbox"/> <u>N</u> <input type="checkbox"/> If no, contact Austin Water Utility to apply for water/wastewater use. <u>Y</u> <input checked="" type="checkbox"/> <u>N</u> <input type="checkbox"/> Does this site have or will it have an auxiliary water source? <u>Y</u> <input checked="" type="checkbox"/> <u>N</u> <input type="checkbox"/> (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.) Does this site have a septic system? <u>Y</u> <input checked="" type="checkbox"/> <u>N</u> <input type="checkbox"/> Does this site require a cut or fill in excess of four (4) feet? <u>Y</u> <input checked="" type="checkbox"/> <u>N</u> <input type="checkbox"/> If yes, contact the Development Assistance Center for a Site Plan Examination. Does this site front a paved street? <u>Y</u> <input checked="" type="checkbox"/> <u>N</u> <input type="checkbox"/> Does this site have a Board of Adjustment (BOA) variance? <u>Y</u> <input checked="" type="checkbox"/> <u>N</u> <input type="checkbox"/> Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? <u>Y</u> <input checked="" type="checkbox"/> <u>N</u> <input type="checkbox"/> If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA. Does the project impact a tree protected by ordinance? This includes canopy and/or critical root zone impacts to nearby trees. <u>Y</u> <input checked="" type="checkbox"/> <u>N</u> <input type="checkbox"/> Note: If yes, application for a tree permit with the City Arborist may be required. Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? <u>Y</u> <input checked="" type="checkbox"/> <u>N</u> <input type="checkbox"/> Note: Proximity to a floodplain may require additional review time.		
Description of Work Existing Use: <u>vacant</u> <input checked="" type="checkbox"/> single-family residential <input checked="" type="checkbox"/> duplex residential <input checked="" type="checkbox"/> two-family residential <input type="checkbox"/> other Proposed Use: <u>vacant</u> <input type="checkbox"/> single-family residential <input checked="" type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other Project Type: <u>new construction</u> <input checked="" type="checkbox"/> addition <input type="checkbox"/> addition/remodel <input type="checkbox"/> remodel/repair <input type="checkbox"/> other # of bedrooms existing: _____ # of bedrooms proposed: <u>4</u> # of baths existing: <u>3</u> # of baths proposed: <u>3</u> Will all or part of an existing exterior wall be removed as part of the project? <u>Y</u> <input checked="" type="checkbox"/> <u>N</u> <input type="checkbox"/> Note: Removal of all or part of a structure requires a demolition permit. Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) <u># Existing home will be demolished</u> <u>New 2 story single family home, 2429 square feet with attached</u> <u>2 car carport</u>		
Trades Permits Required: <input checked="" type="checkbox"/> electrical <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input checked="" type="checkbox"/> concrete (right-of-way) <input checked="" type="checkbox"/> Job Valuation Total Job Valuation: \$ <u>200,000</u> Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ <u>150,000</u> Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ _____ Bldg: \$ <u>150,000</u> Elec: \$ <u>15,000</u> Bldg: \$ _____ Elec: \$ _____ Plumbg: \$ <u>15,000</u> Mech: \$ <u>10,000</u> Plumbg: \$ _____ Mech: \$ _____ Primary Structure: \$ <u>100,000</u> Accessory Structure: \$ _____		

Building and Site Area			
Area Description		Existing Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surfaces of the exterior wall.			
a) 1 st floor conditioned area		1796	1796
b) 2 nd floor conditioned area		633	633
c) 3 rd floor conditioned area			
d) Basement		450	450
e) Covered Parking (garage or carport)		192	192
f) Covered Patio, Deck or Porch			
g) Balcony			
h) Other			
Total Building Coverage (exclude b, c & d from total)		2,438	2,438
i) Driveway		258	258
j) Sidewalks			
k) Uncovered Patio			
l) Uncovered Wood Deck (counts at 50%)		9	9
m) AC pads			
n) Other (Pool Coping, Retaining Walls)			
Total Site Coverage		2,705	2,705
o) Pool			
p) Spa			

Site Development Information	
Building Coverage Information Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)	
Existing Building Coverage (sq ft):	2,438
Proposed Building Coverage (sq ft):	2,438
% of lot size:	40%
40% x 6,076 =	2,430
Impervious Cover Information Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)	
Existing Impervious Cover (sq ft):	2,705
% of lot size:	45%
45% x 6,076 =	2,734
Proposed Impervious Cover (sq ft):	2,705
% of lot size:	45%
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (LDC 25-2-513)	
Does any structure (or an element of a structure) extend over or beyond a required yard? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (LDC 25-2-513)	
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Building Height: 31' 5 1/4" Number of Floors: 2 Parking (LDC 25-6 Appendix A & 25-6-178) # of spaces required: 2 # of spaces provided: 2	
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC 6-353) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N *Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more. Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Width of approach (measured at property line): 19.5' Distance from intersection (for corner lots only): _____ ft Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	

6/3/23

B2
6/17

Subchapter F - McMansion

Gross Floor Area
This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing	New	Exemption	Total
1 st Floor		1796		1796
2 nd Floor		633		633
3 rd Floor				
Basement				
Attic				
Garage (attached)		(450-450)		(450-450)
(detached)				
Carport (attached)				
(detached)				
Accessory building(s) (detached)				

TOTAL GROSS FLOOR AREA 2429

(Total Gross Floor Area /lot size) x 100 = 39.9% Floor-To-Area Ratio (FAR)

Is this project claiming a "parking area" exemption as described under Article 3? ☐ Y ☒ N

Is this project claiming a "ground floor porch" exemption as described under Article 3? ☐ Y ☒ N

Is this project claiming a "basement" exemption as described under Article 3? ☐ Y ☒ N

Is this project claiming a "habitable attic" exemption as described under Article 3? ☐ Y ☒ N

Is a sidewalk articulation required for this project? ☐ Y ☒ N

Does any portion of the structure extend beyond a setback plane? ☐ Y ☒ N

Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet, or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if it does not have habitable space above it, and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement, or a garage that is less than 10 feet from the rear of the principal structure, providing that the garage is either detached from the principal structure, or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an additional parking area used to meet minimum parking requirements.

Gross Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway, and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower, and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

B2
551

Contact Information			
Owner	Hasani Enders, LLC	Applicant or Agent	SAHE
Mailing Address	3571 E. West Blvd. #200	Mailing Address	SAHE
Phone	512-567-9575	Phone	SAHE
Email	hasani@hasanienderson.com	Email	SAHE
Fax	512-567-9575	Fax	SAHE
General Contractor	Hasani Homes, LLC	Design Professional	SAHE
Mailing Address	SAHE	Mailing Address	SAHE
Phone	SAHE	Phone	SAHE
Email	SAHE	Email	SAHE
Fax	SAHE	Fax	SAHE

Is this site registered as the owner's homestead for the current tax year with the appraisal district? Y ☐ N ☒

I understand that in accordance with Sections 25-1-411 and 25-1-1-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.

I understand that I am responsible for complying with any subdivision notes, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-3-2 of the LDC. I understand that nothing may be built upon or over an easement.

I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required.

I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.

I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or cityarbort@cityofaustin.gov. This initiates the tree permitting requirement needed to proceed with the development review process.

Erosion and Sedimentation Controls are required per Section 25-3-18.1.

I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.

Applicant's signature: Hasani Date: 4/2/13

B2
66

One Stop Shop
505 Barton Springs Rd
(512) 974-2632 - phone
(512) 974-9112 - phone
(512) 974-9109 - fax
(512) 974-9779 - fax

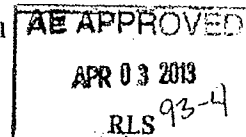


Austin Energy
Building Service Planning Application (BSPA)

This form to be used for review of Building Permit only
For use in One Stop Shop Only

Responsible Person for Service Request <u>Amir Moazami</u>	
Email <u>amir@moazamihomes.com</u>	Fax _____ Phone <u>512-507-9675</u>
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Remodeling	
Project Address <u>903 Ethel Street</u> OR	
Legal Description _____ Lot _____ Block _____	
Who is your electrical provider? <input checked="" type="checkbox"/> AE <input type="checkbox"/> Other _____	
<input checked="" type="checkbox"/> Overhead Service <input type="checkbox"/> Underground Service <input checked="" type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)	
Location of meter <u>LF</u>	
Number of existing meters on gutter _____ (show all existing meters on riser diagram)	
Expired permit # _____	
Comments <u>New home</u>	
All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.	
<u>Amir Moazami</u> <u>4/3/13</u> <u>512-507-9675</u>	
BSPA Completed by (Signature & Print Name) Date Phone	
AE Representative _____ Approved <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____	
Date Phone	

Application expires 180 days after the date of approval
(Any change to the above information requires a new BSPA)



B2
57



Austin Water Utility
Water & Wastewater Service Plan Verification
(W&WW SPV)

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: Amir Moazami Phone: 512-507-8575 Alternate Phone: _____

Service Address: 903 Ethel Street

Lot: D Block: _____ Subdivision/Land Status: Gizzed Wt Fee Tax Parcel ID No.: _____

Existing Use: vacant single-family res. duplex garage apartment other _____
(Circle one)

Proposed Use: vacant single-family res duplex garage apartment other _____
(Circle one)

Number of existing bathrooms: _____ Number of proposed bathrooms: 3

Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes _____ No _____

City of Austin Office Use

Water Main size: 8" Service stub size: 1" Service stub upgrade required? NO New stub size: _____

Existing Meter number: 167463/103056 Existing Meter size: 2 1/2" Upgrade required? NO New size: _____

WW Service: Septic System/On-Site Sewage Facility (OSSF) _____ or W-W Collection System _____ WW Main size: _____

If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) _____ Date _____ Phone _____

Approved: ☐ Yes (see attached approved documents) ☐ No

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10th Street, Suite 715 for consultation and approval.

W&WWSPV Completed by (Signature & Print name) Amir Moazami Date 4/5/13 Phone 512-507-8575

OSSF (if applicable) Approved by UDS (Signature & Print name) [Signature] Date 4-5-13 Phone 974-9722

AWU Representative _____ Date _____ Phone _____

Approved: ☐ Yes (see attached approved documents) ☐ No

NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

Verification expires 180 days after date of Submittal

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

RECEIVED
APR 05 2013
WATER & WASTEWATER UTILITY
CONSUMER SERVICES DIVISION

B2
680

903 ETHEL STREET 13-034287

REVIEWED 04/12/13

Travis County Appraisal District records show TOLAND HOLLEY BELL as the owner of the property above, the application show you as the owner, please provide evidence of sale (deed, revised appraisal records) or an authorization letter from the current owner.

No Demolition permit was provide with the application, Contact Alyson McGee 5th Floor for an application

Application claims a parking exemption for the carport; however the block on page 3 of 8 on the application is marked NO exemption claim

Max allowable building coverage for the SF-3 District is $40\% \cdot 6076 = 2430$ sq. ft. the proposed building coverage per the application is 2480 sq. ft.

Drive way ribbons should be labeled 3'x2'x3'

Label front and rear porch on site plans (provide sq. footage) show all impervious coverage on site plans

McMansion Build Line not depicted on Elevation Drawings

RECEIVED FOR DEPOSIT

WATER & WASTEWATER UTILITY
CONSUMER SERVICES DIVISION

RLS
93-4

SITE PLAN

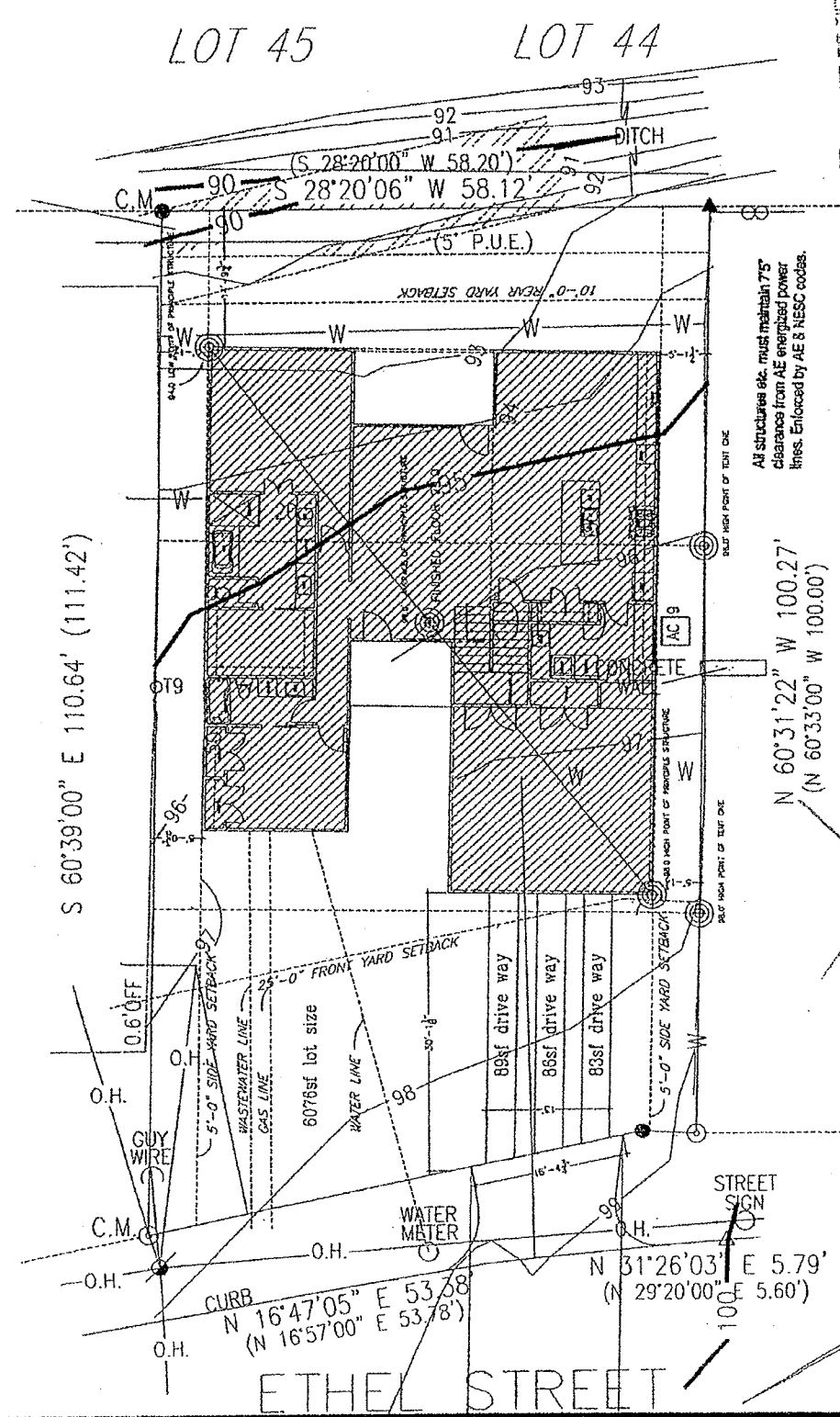
~~0' 5' 10' 20'~~

CITY OF AUSTIN
APPROVED FOR PERMIT



THOMAS REPROGRAPHICS

DALLAS	214.850.0022	817.356.0965	HOUSTON	713.621.0022	210.529.7	SAN AN
PHOENIX	602.261.6871	520.674.8881	TUCSON	305.667.4149	612.374.1	MINNE
			S.E. FLORIDA			



5/5/2014

APD Incident Reports Database

AUSTINTEXAS GOV

AIRPORT

LIBRARY

AUSTIN ENERGY

AUSTIN WATER

CONVENTION CENTER

VISITORS BUREAU

OPEN

GOVERNMENT

Pay Online

Services

Calendar

Media Center

Departments

311

B2
70

[APD Home](#)

AUSTIN POLICE DEPARTMENT INCIDENT REPORTS SEARCH - PUBLIC PORTION

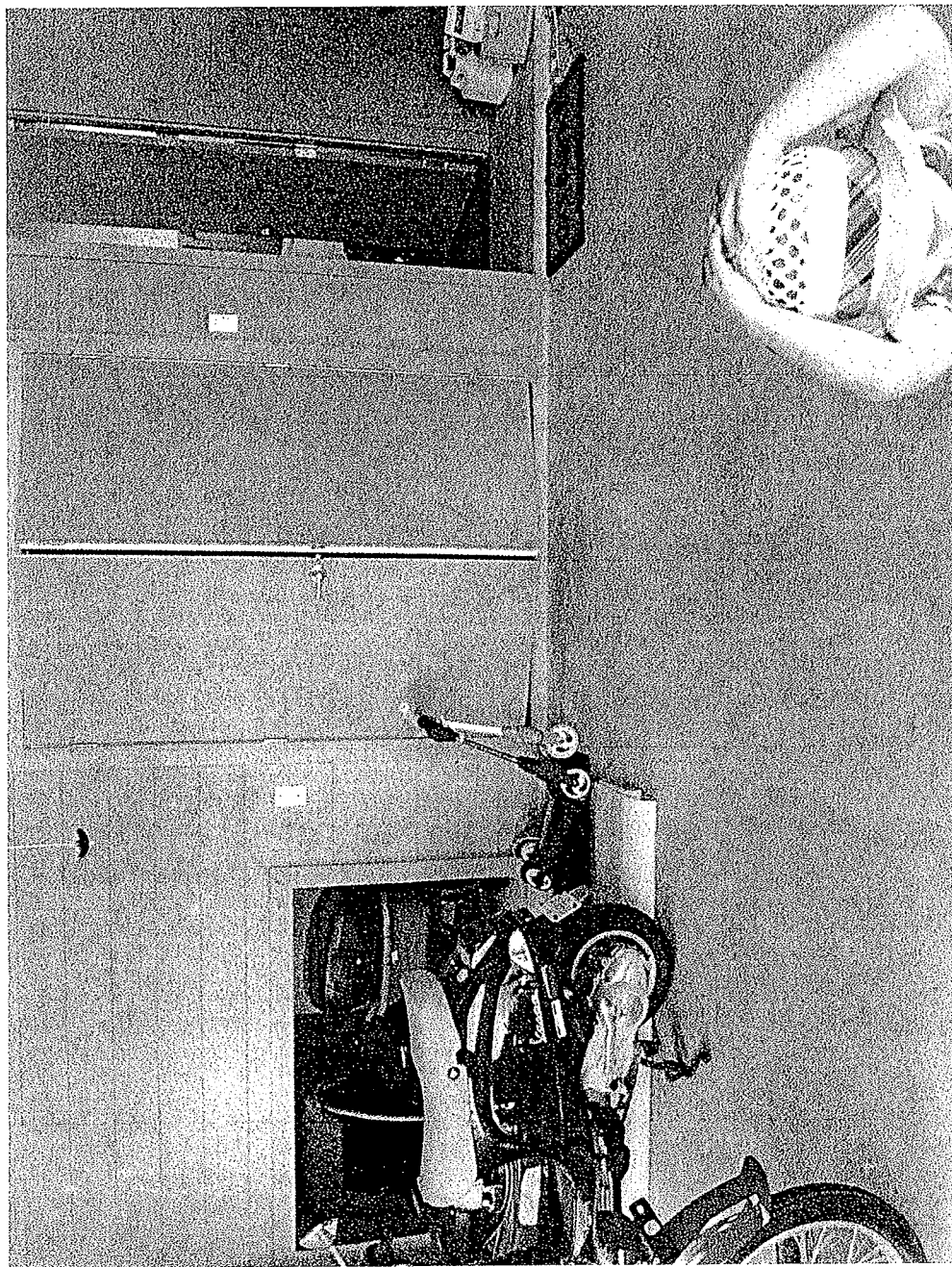
1 Reports Selected

Search Criteria: Start Date 05/01/2014
 End Date 05/07/2014
 Location ETHEL

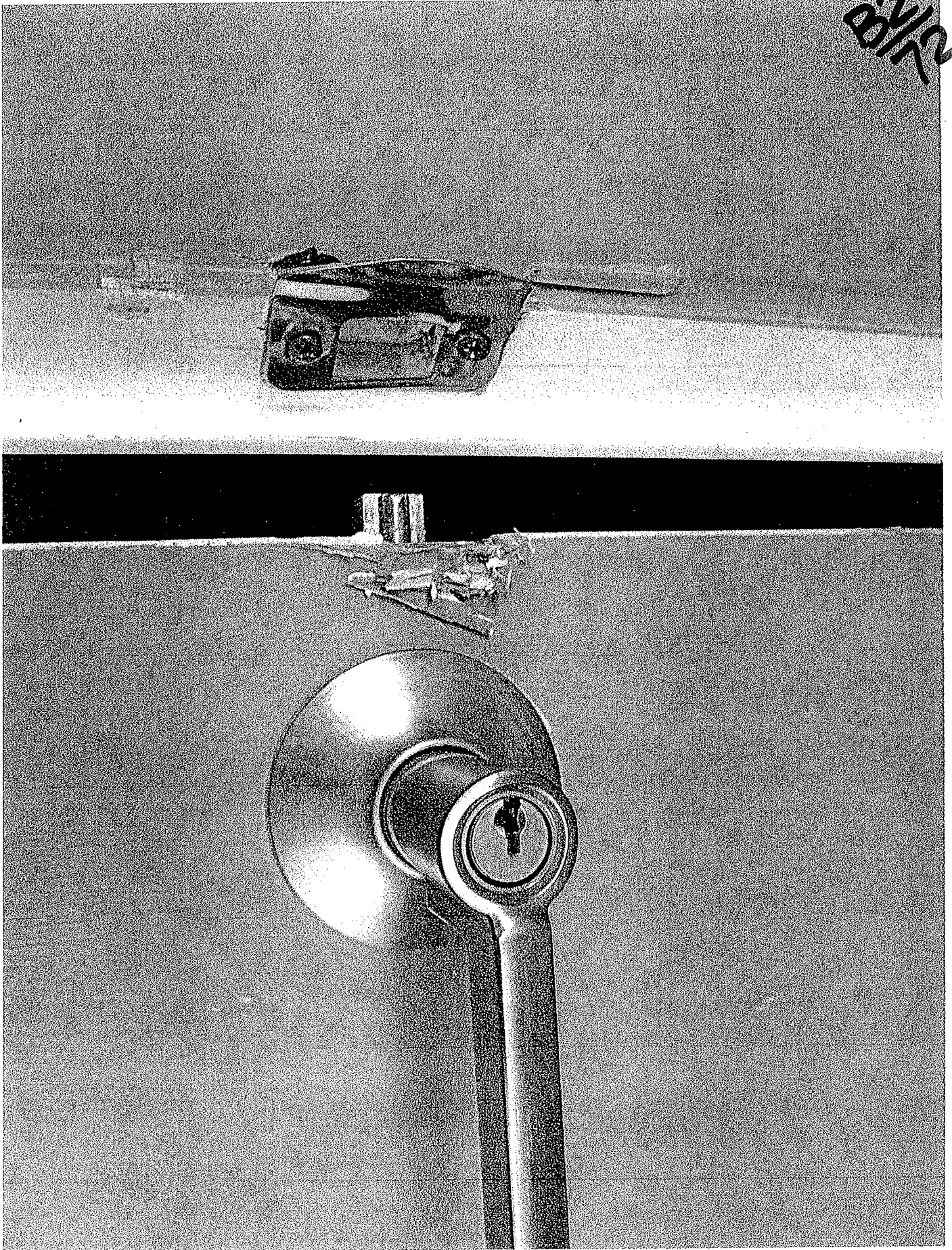
[New Search](#)

Report Number:	2014-1230612	Report Date/Time	Sat, May-03-2014 08:42
Offense Date/Time	Sat, May-03-2014 08:42		
Offense(s)	BURGLARY OF RESIDENCE		
Offense Location	903 ETHEL ST, AUSTIN 78704		
	Census Tract: 13.03 District: 3 Area Command: SOUTH WEST		
Investigator Assigned			
Victim(s)	Name: CATANIA, GINNY ANNE	Female	White
	Address: AUSTIN, TX		
Property	STOLEN	BICYCLES	

B2/1

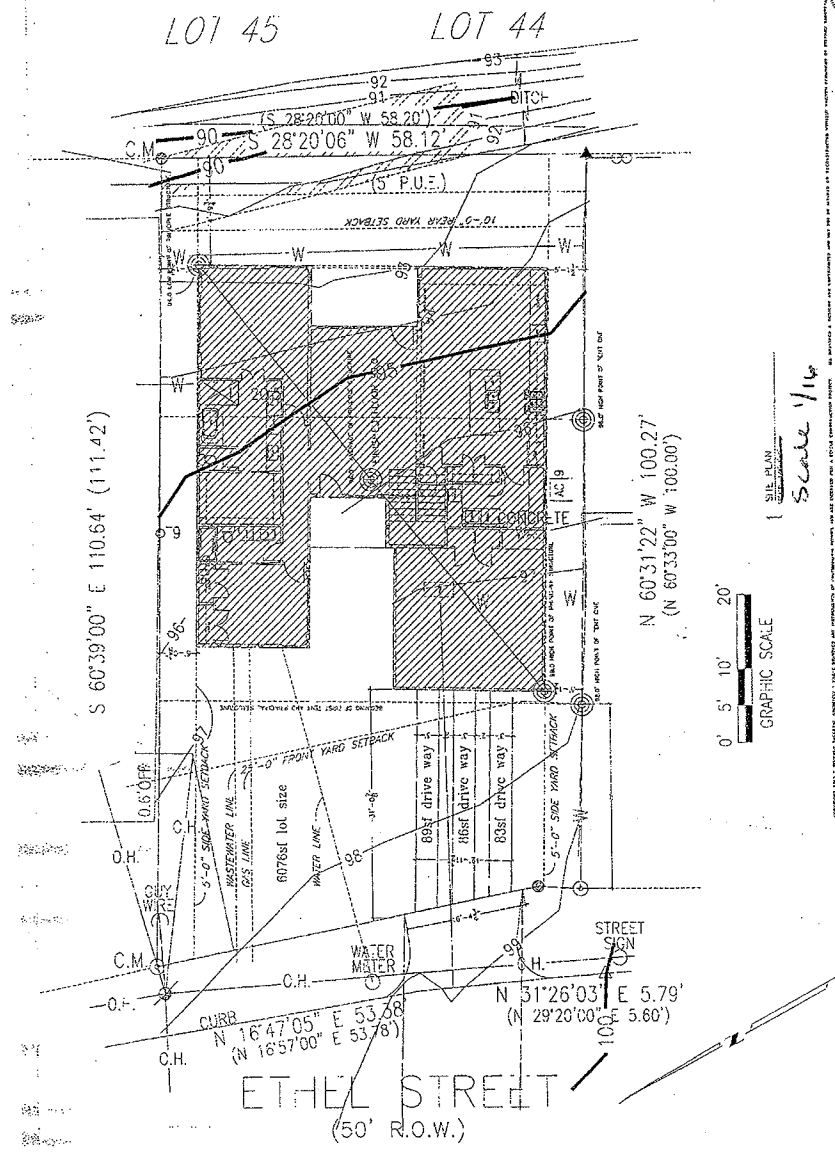


B2
1/2



8/17

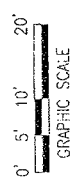
AE APPROVED
 MAY 30 2014
 150.306
 DRB



Stephen Zagorski, Architect, AIA
 P.O. Box 2609 Austin, Texas 78768-2609
 stephen@zagorski.com 512-769-2028

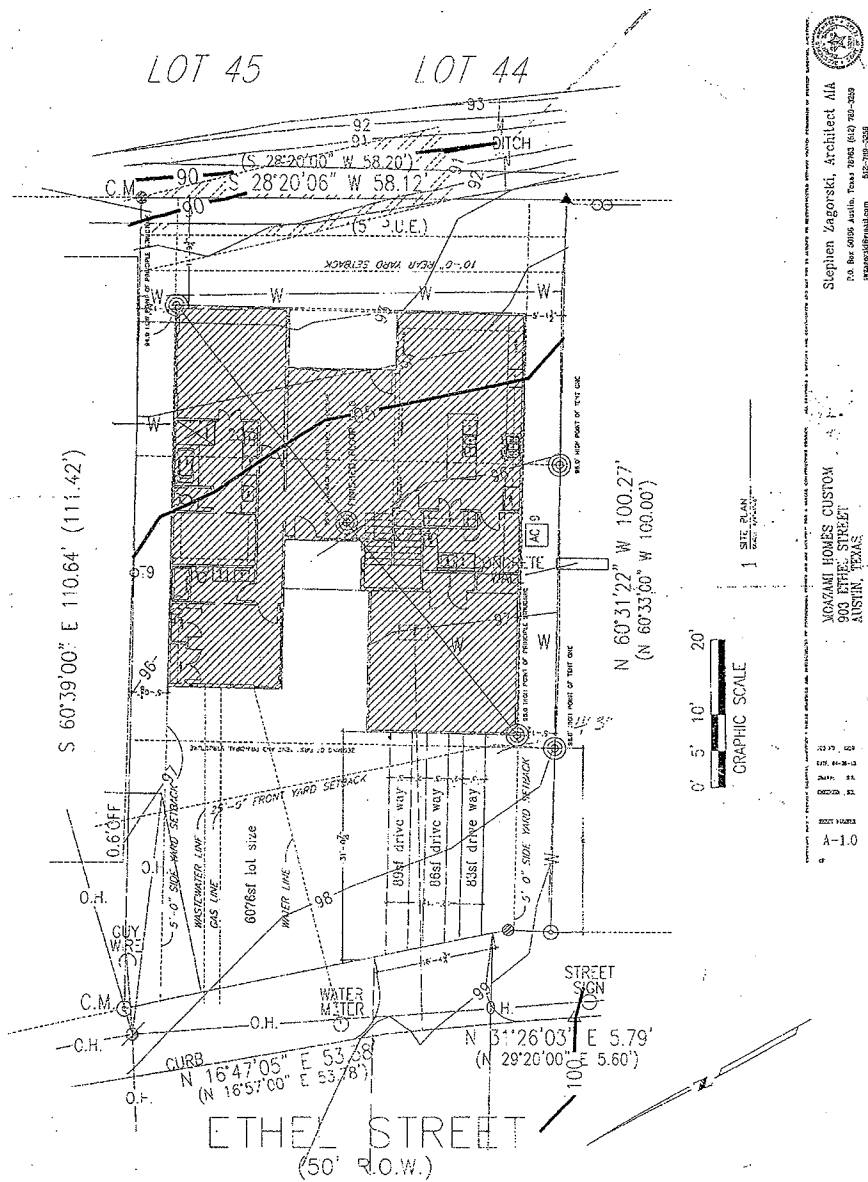
MOZAMBI HOMES CUSTOM
 803 ETHEL STREET
 AUSTIN, TEXAS

AS AC 109
 DWP 14-10 18
 JWPV 11
 DUREA 11
 CDD 11-118
 A-1.0



1 SITE PLAN
 Scale 1/4" = 1'-0"

LOT 44

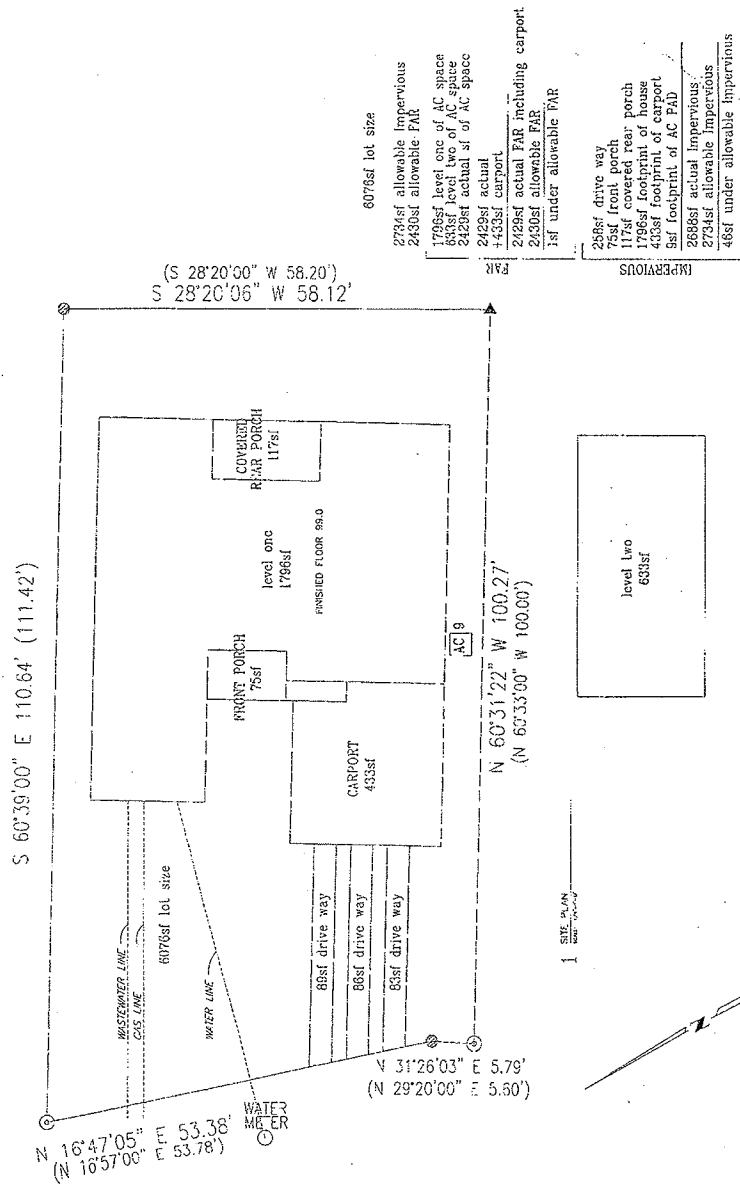


Stephen Zagorski, Architect AIA
P.O. Box 50195 Austin, Texas 78763 (512) 780-3249
szagorski@earthlink.net 512-780-3249

MOAZAMI HOMES CUSTOM
903 ETHEL STREET
AUSTIN, TEXAS

A-1.0

2/19



Stephen Zaroski, Architect AIA
P.O. Box 6888 Austin, Texas 78768 (512) 788-5255
szaroski@earthlink.net 512-788-5255

MOZAMBI HOMES CUSTOM
903 ETHEL STREET
AUSTIN, TEXAS

288sf actual impervious
2734sf allowable impervious
468sf under allowable impervious

288sf drive way
288sf front porch
117sf covered rear porch
1796sf footprint of house
433sf footprint of carport
633sf footprint of AC PAD
2888sf actual impervious
2734sf allowable impervious
468sf under allowable impervious

1/2
B/A



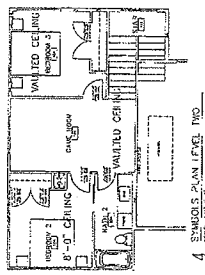
Stephen Zagorski, Architect AIA
P.O. Box 50196 Austin, Texas 78763 (512) 1461-5063
szagorski@aol.com 512-793-0239

MOZAMBI HOMES CUSTOM
803 EIGHTH STREET
AUSTIN, TEXAS

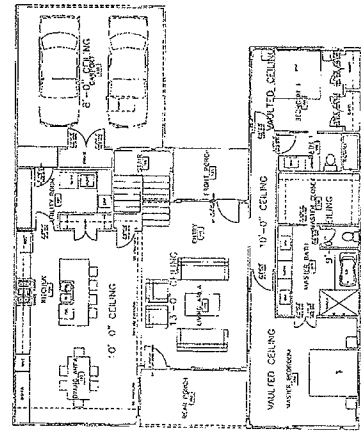
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SHEET NUMBER: A-2.0

ELECTRICAL LEGEND

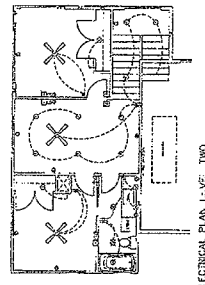
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(Symbol)	5. 60 AMP. BRK. BOX
(Symbol)	6. 100 AMP. BRK. BOX
(Symbol)	7. 200 AMP. BRK. BOX
(Symbol)	8. 400 AMP. BRK. BOX
(Symbol)	9. 600 AMP. BRK. BOX
(Symbol)	10. 800 AMP. BRK. BOX
(Symbol)	11. 1000 AMP. BRK. BOX
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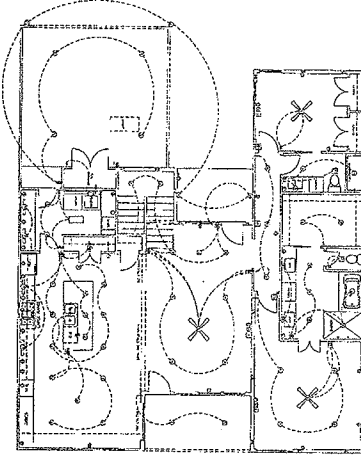
4 SYMBOLS PLAN LEVEL TWO



3 SYMBOLS PLAN LEVEL ONE



2 ELECTRICAL PLAN LEVEL TWO

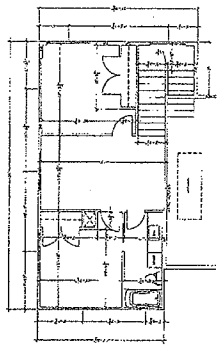
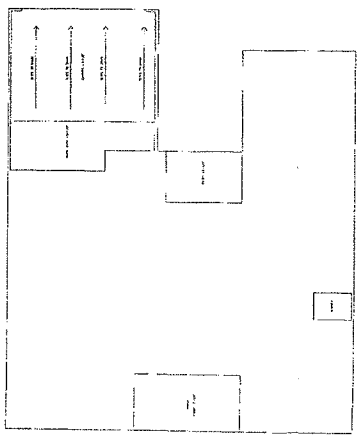
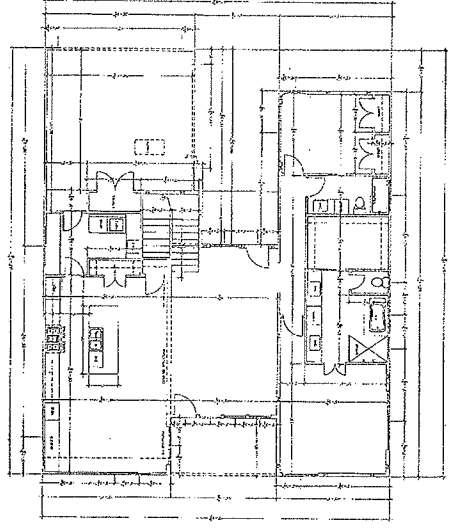


1 ELECTRICAL PLAN LEVEL ONE

02/18

MOZAMBIQUE HOMES CUSTOM
903 ETHEL STREET
AUSTIN, TEXAS
STEPHEN ZAGORSKI, ARCHITECT AIA
P.O. BOX 80100 Austin, Texas 78760 (512) 790-0010
stephen@zagorski.com 512-792-2419

DATE: 02-18-13
DRAWN: 11
CHECKED: 11
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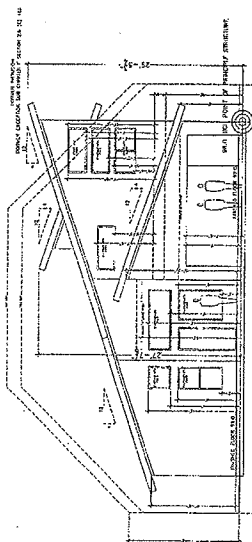
8/28



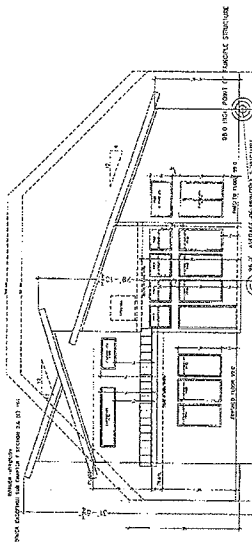
Stephen Zagorski, Architect AIA
P.O. Box 60100 Austin, Texas 78763 (512) 798-3210
szagorski@earthlink.net 512-798-3210

NOZAH HONES CUSTOM
903 FIFTH STREET
AUSTIN, TEXAS

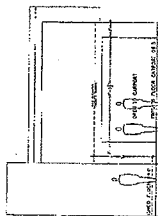
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SHEET 0001
NOZAH HONES
AUSTIN, TEXAS
DATE: 05-12-10
BY: SZ



2 WEST ELEVATION
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1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION AT CARPORT
SCALE: 1/8" = 1'-0"

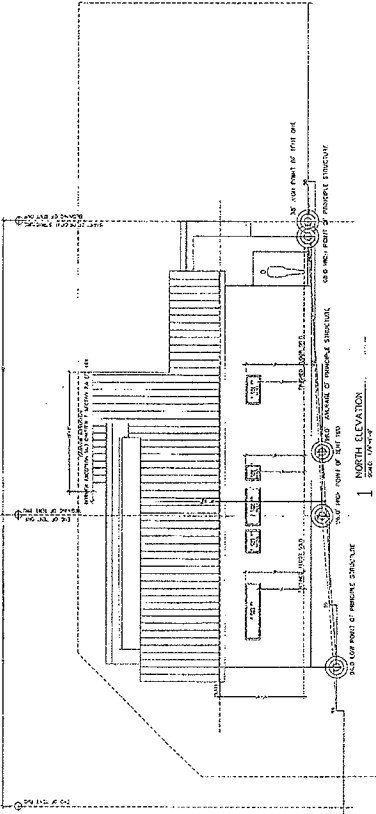
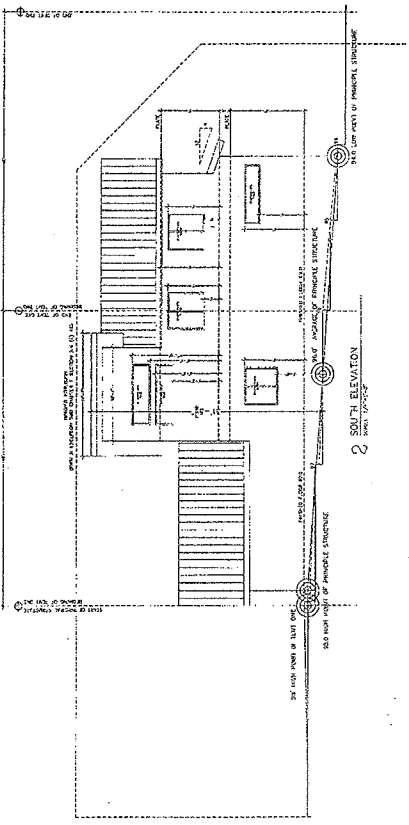
09/18



Stephen Zagorski, Architect AIA
P.O. Box 50194 Austin, Texas 78761 (512) 789-3055
szagorski@gmail.com (512) 789-3055

MOAZAMI HOMES CUSTOM
903 ECHER STREET
AUSTIN, TEXAS

09-V
DATE: 09/18/18
DRAWN BY: SZ
CHECKED BY: SZ
SCALE: AS SHOWN
SHEET NO. 1 OF 1



Attachment C (1)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2014-056362 PR

ADDRESS: 903 Ethel Street

Contact: Daniel Word, 974-3341

Public Hearing: July 2, 2014

Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Haseem Hajas
Your Name (please print)

714 Jessie Street
Your address(es) affected by this application

[Signature] 6/17/14
Signature Date

Comments: This is a very reasonable request that
has no adverse effect on anyone else in
the neighborhood.

I hope the commission sees the reasonableness
of this request and approves it. Having a
garage just shouldn't be a big deal.

If you use this form to comment, it may be returned to:
City of Austin
Daniel Word
P.O. Box 1088
Austin, TX 78767-8810

Attachment C (2)

April 21, 2014

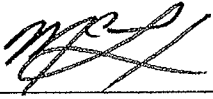
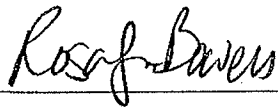
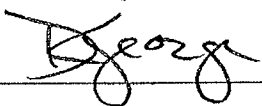
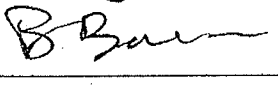
To Whom It May Concern:

My name is Ginny Catania and I live at 903 Ethel St. I recently bought a home in our neighborhood and decided to install an overhead garage door on a covered parking area that was left open by the builder / prior owner. The covered parking area was built with open walls on two sides in order to keep the allowable Floor to Area ratio to 40%. However, a conflict in the zoning code requires this area be calculated in a manner that exceeds the 40% when I add the garage door and enclose the side wall that is currently 80% open. I need to enclose these areas to protect my valuables, screen them from sight of surrounding neighbors, and utilize the covered parking area as a true garage.

My request will be heard by the Residential Design and Compatibility Commission in May. I will be asking for 44% FAR to keep what is already built. No new construction or impervious cover is proposed.

If you support this request please sign below. If you have any questions please contact my Land Use Consultant David Cancialosi @ 512.799.2401 or david@permit-partners.com.

Your support is appreciated, Ginny Catania

Name	Address (optional)	Signature	Date
DAVE McLENDON	1505 HILLMONT AUSTIN, TX 78704		4/29/2014
Rosalyn Bowers	902 Ethel St. Austin, Tx. 78704		4/30/2014
David George	905 Ethel St. Austin, Tx 78704		5-1-14
Brian Bower	902 Ethel Austin Tx 78704		5-8-14

Zilker Neighborhood Association
Executive Committee
Case B-2 – 903 Ethel Street
July 2, 2014

Attachment D(1)

Honorable Members of the Residential Design Compatibility Commission (RDCC),

The Zilker Neighborhood Association (ZNA) Executive Committee opposes the waiver to increase the FAR and allow a garage door for the property located at 903 Ethel Street in the Zilker neighborhood.

The fact that the application didn't clearly show the parking exemption on the building permit application is not material and should not be a valid basis for a waiver. It is the property owner's responsibility to know the conditions that apply to a property at the time of purchase. Even if the owner didn't know about the conditions for the parking exemption when she purchased the house that should not be a valid basis for a waiver.

Beginning in April 2013, we have experienced several cases where we have had to deal with a series of attempts to circumvent the McMansion ordinance. Builders are claiming the FAR exemption for a carport and then building a doorless garage, allowing the new owners to think that they can install the door after the house has passed inspection.

The issue at stake here is not whether a front-facing garage should be allowed from an aesthetic perspective. As the owner points out, there are other houses nearby that have front-facing garages. The issue is whether the McMansion FAR requirements and the intent of the McMansion FAR will be followed. The owner is not correct in stating that adding a garage door and enclosing the north-facing wall will not add to the massing of the existing structure. The very reason for the carport exemption was because a carport with openings would not seem as massive as an enclosed garage.

Additionally, the issue before the RDCC is not about increased security and the chance of theft from an open carport. The owner bought the house with the full knowledge that the house had a carport and not a garage. If the owner wanted a garage for increased security and not a carport, the owner should have purchased a different house. It is not the RDCC's role to correct an owner's purchasing mistake. If the owner was somehow misled by the developer into believing a garage could be added without any problem, then the owner's redress is with the builder, not the RDCC.

There is a question why the RDCC is hearing this case and not the Board of Adjustment. Austin City Code Title 25, Chapter 25-2 (Zoning), Section 2.8 (Modifications by the Residential Design and Compatibility Commission) states in the first sentence under Section 2.8: "This section provides

Zilker Neighborhood Association
Executive Committee
Case B-2 – 903 Ethel Street
July 2, 2014

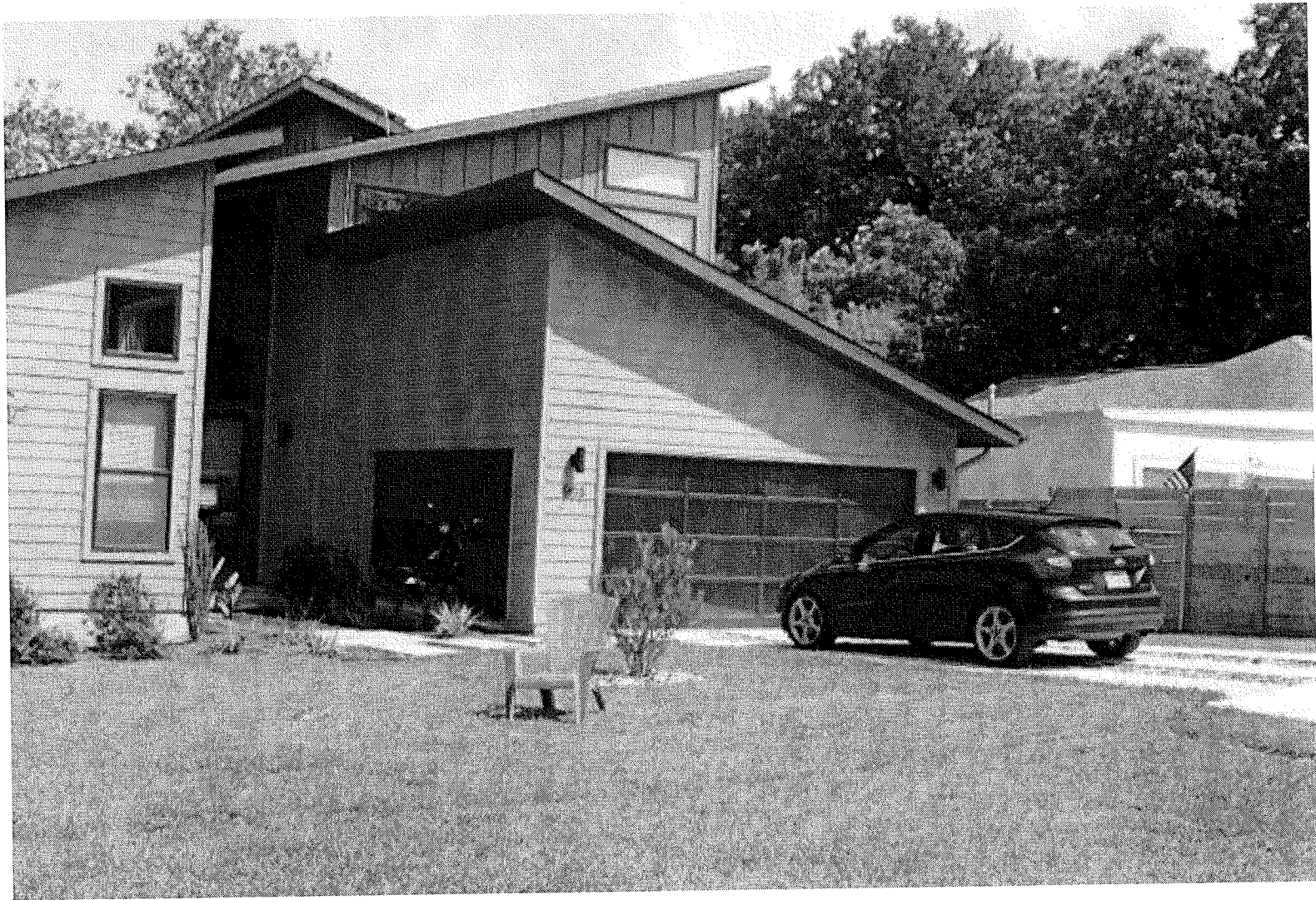
for modification by the Residential Design and Compatibility Commission of certain requirements of this Subchapter for a proposed development." The word "proposed" in the preceding statement seems to preclude modification of something that has already been constructed. The code appears to authorize the RDCC to only approve modifications before a project is constructed. The Board of Adjustment would seem to be the only legal recourse for addressing modifications after a project has been constructed.

We respectfully ask that you deny this waiver. Please ask City staff to pay closer attention to permit applications and require applicants to properly complete them. Please send a clear signal to builders that they must comply with City codes. Please send a loud message to property owners that they have a responsibility to know the conditions that apply to a property at the time of purchase.

Respectfully,


David King

ZNA Executive Committee VP 2



APPEAL OF 903 ETHEL RDCC CASE TO THE CITY OF AUSTIN CITY COUNCIL

The City Council should affirm the RDCC ruling on 903 Ethel. The following information is provided in support of the RDCC's ruling to deny the waiver and in opposition to the applicant's appeal to the City Council to overturn the ruling:

1. There have been questions raised as to whether the builder intended the attached parking area to be a garage or a carport. The builder of this home clearly intended for the covered parking area to be a carport and not a garage. On the first page of the application, the project description is as follows: "New 2 story single family home, 2429 square feet with 2 car carport." It could not be any clearer. Furthermore, the site plan dated 04-26-13, which was prepared and sealed by architect Stephen Zagorski, clearly labels the parking area as a carport.

It is true that on the McMansion FAR calculation sheet, the applicant filled in the square footage under garage instead of carport and did not check the box to claim a parking area exemption, but the applicant clearly did take the exemption in the calculations. Additionally, the City noted this inconsistency during its review, stating "the application claims a parking exemption for the carport; however, the block on page 3 of 8 on the application is marked NO exemption claim." The City surely resolved this issue with the applicant. The City and the applicant must have mutually agreed that this was to be a carport; otherwise, the 450 square foot exemption would not have been approved by the City. A 450 square foot exemption is not allowed for an attached garage.

2. Some of the information that the applicant supplied in the waiver application is misleading. On the first page of the waiver application, the applicant states that a "carport is allowed a 200 SF FAR credit." This is only partially true. If the carport maintains at least an 80% opening in two of the walls, it qualifies for the 450 sq ft FAR exemption. A carport is limited to the 200 sq ft FAR exemption only if it does not meet the 80% opening in at least two of the walls. The original building permit should not have been issued by the City, not because a carport is only allowed a 200 square feet exemption, but because the builder failed to maintain at least an 80% opening in two of the walls. If the 80% openings had been maintained, the 450 square foot exemption would have been valid.

Neither opening for the carport meets the 80% requirement (contrary to what the owner has implied in various places in the waiver request). The builder is required to submit accurate information, so the City staff probably assumed the 80% opening requirement was met without checking further. However, this assumption was not correct as the attached figure shows. There is some question as to whether the top of the wall plate means the wall plate upon which the carport ceiling rests or the wall plate upon which the roof trusses rest. However, in either case, the openings do not meet the 80% opening requirement.

Even though the City may have issued the original permit in error because the openings did not meet the 80% requirement, the City nevertheless issued the permit as a carport, not as a garage. The owner is probably correct that it would represent a substantial hardship on the owner if some portion of the existing residence had to be removed. However, there has been

no request to have the carport torn down, but only that it remain as a carport as intended by the builder and approved by the City. To allow the carport to be turned into a garage would further exacerbate an existing problem. Furthermore, it would encourage other builders to build larger structures using the carport exemption and then tell the owners that they could go before the RDCC and obtain an increase in the FAR to convert the carport to a garage. If the City Council overturns the RDCC's ruling to deny the increase, there would be no compelling reason to deny any future requests. Any ruling by the City Council should at least be limited only to allowing a decrease in the 80% opening requirement for the carport exemption, not to authorizing an increase in FAR to allow enclosing the north-facing wall and adding a garage door.

3. The issue at stake here is not whether a front-facing garage should be allowed from an aesthetic perspective. As the owner points out, there are other houses nearby that have front-facing garages. The issue is whether the McMansion FAR requirements and the intent of the McMansion FAR will be followed. The owner is not correct in stating that adding a garage door and enclosing the north-facing wall will not add to the massing of the existing structure. The very reason for the carport exemption was because a carport with openings would not seem as massive as an enclosed garage.

Additionally, the issue before the RDCC is not about increased security and the chance of theft from an open carport. The owner bought the house with the full knowledge that the house had a carport and not a garage. If the owner wanted a garage for increased security and not a carport, the owner should have purchased a different house. It is not the RDCC's role or the City Council's role to correct an owner's purchasing mistake. If the owner was somehow misled by the developer into believing a garage could be added without any problem, then the owner's redress is with the builder, not the RDCC or City Council.

4. There is a question why the RDCC was hearing this case in the first place and not the Board of Adjustment. Austin City Code Title 25, Chapter 25-2 (Zoning), Section 2.8 (Modifications by the Residential Design and Compatibility Commission) states in the first sentence under Section 2.8: "This section provides for modification by the Residential Design and Compatibility Commission of certain requirements of this Subchapter for a proposed development." The word "proposed" in the preceding statement seems to preclude modification of something that has already been constructed. The code appears to authorize the RDCC to only approve modifications before a project is constructed. The Board of Adjustment would seem to be the only legal recourse for addressing modifications after a project has been constructed.

The jurisdiction issue was discussed somewhat in the RDCC hearing, and it was left unresolved whether the RDCC can rule on something that has already been constructed and not "proposed". In addition, the RDCC seemed to think that the 80% openings issue for a carport was a variance issue and something that should go before the BOA, not the RDCC. It is not clear whether the RDCC turned down the waiver because it was denying an increase in FAR or because it did not have jurisdiction over a BOA matter.

During the the RDCC hearing, the applicant said it wanted an increase in the FAR to 44% in order to make the carport into a garage with a garage door and enclose the side. However, this was not the plan that the applicant submitted in the building permit which was subsequently denied by the City staff and appealed to the RDCC. If the applicant wanted this to be a "proposed" project, the applicant should have taken the garage door down and then applied for a permit requesting an increase in FAR. A revised permit application is what should have been submitted to the City's plan review staff and ruled on by the RDCC if denied by the staff, but it wasn't.

5. The request for an increase in FAR and building permit to convert the carport to a garage should be denied, but if the owner is going to submit a building permit for converting the carport to a garage, the building permit application should at least be accurate. The applicant has transposed numbers when totaling the first floor area on the McMansion FAR worksheet. The correct total should be 1796, not 1769. This correction would result in an FAR request of 44.09%, not 43.64%.

Additionally, the FAR calculated for the first and second floors appears to be incorrect. The building permit application shows 1,796 sq ft for the first floor (as corrected from the 1,769 sq ft), 633 sq ft for the second floor, and 450 sq ft for the carport/garage (less a 200 sq ft exemption) for a total of 2,679 sq ft or 44.09% FAR. In reality, the areas as measured to the outside walls based on dimensions submitted in the building permit application and shown on the attached figures are really 1,842 sq ft for the first floor, 663 sq ft for the second floor, and 413 sq ft for the garage (less a 200 sq ft exemption) for a total of 2,718 sq ft or 44.73% FAR.

Finally, the applicant submitted a building permit application that does not correctly calculate the impervious cover because it does not include the stepping stone walkway at the front of the house in the site plan. This stepping stone walkway is clearly shown in the photos submitted by the owner and should be included in calculations. So, in addition to being out of compliance with the McMansion FAR, the owner also appears to be also out of compliance with the impervious cover limits.

6. This issue has potentially far-reaching implications throughout the City. There are at least four other houses in the Zilker neighborhood that are in violation of the McMansion ordinance because of the type of carport that was built (i.e., openings less than 80%):

1502 Oxford (sold and occupied)
1510 Dexter (under construction)
1800 Frazier (completed, probably under contract to be sold)
1818 Spillman (under construction)

There are probably others citywide. If the City Council overturns the RDCC decision, it may eventually have to consider these other cases. If all of them are allowed to turn carports into garages, the City Council would essentially be amending the McMansion ordinance.

In summary, if the City Council takes any action other than affirming the RDCC decision or referring the matter to the BOA, it should limit its ruling to simply allowing a moderate variance to the minimum 80% openings requirement for the walls of the carport. This would allow the owner to keep the carport (as a true carport) without making major structural changes to the house. This would seem fair to the owner given that the Certificate of Occupancy was issued because the mistakes made by the builder went undetected by the City during final inspection. However, since the intent of the builder was to make this a carport, it should remain as a carport and not a garage.

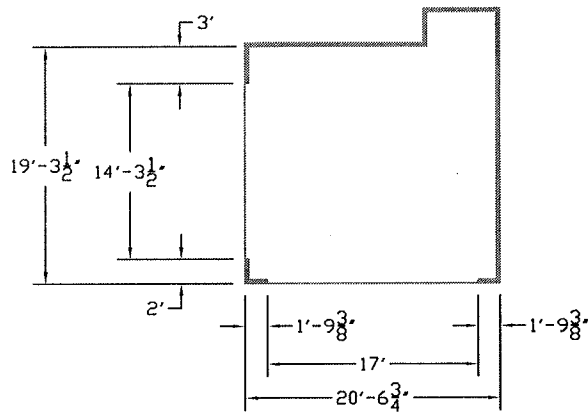
Further, the City Council should encourage the staff to resolve similar issues existing with the other houses that are still under-construction or owned by the builders before the future owners have to repeat the same process that the owner of 903 Ethel has experienced.

Respectfully submitted,

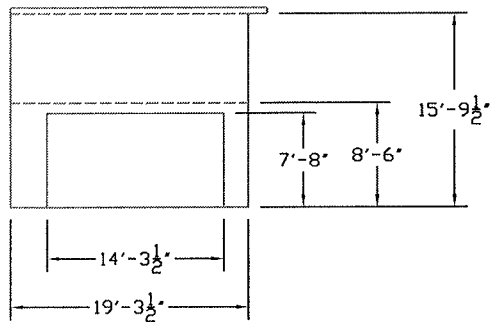
Bruce Wiland
1510 Oxford Ave
Austin TX 78704

July 17, 2014

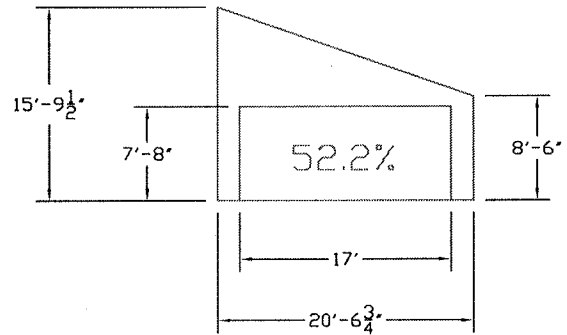
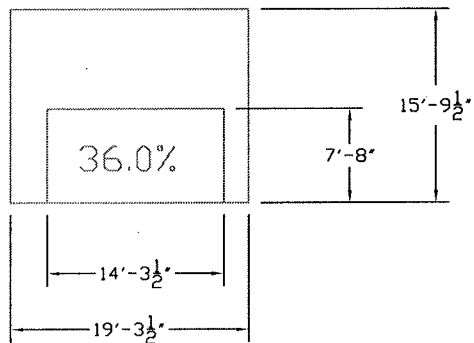
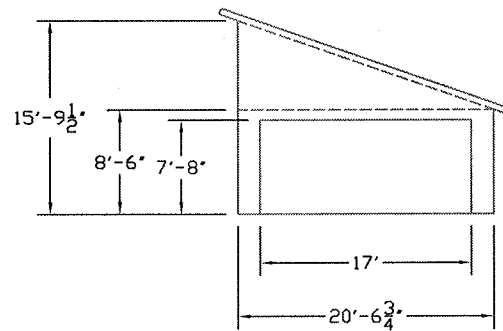
Garage Floor Plan



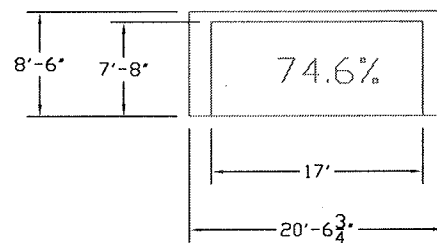
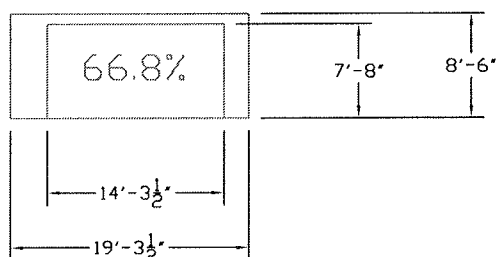
North Elevation



West Elevation

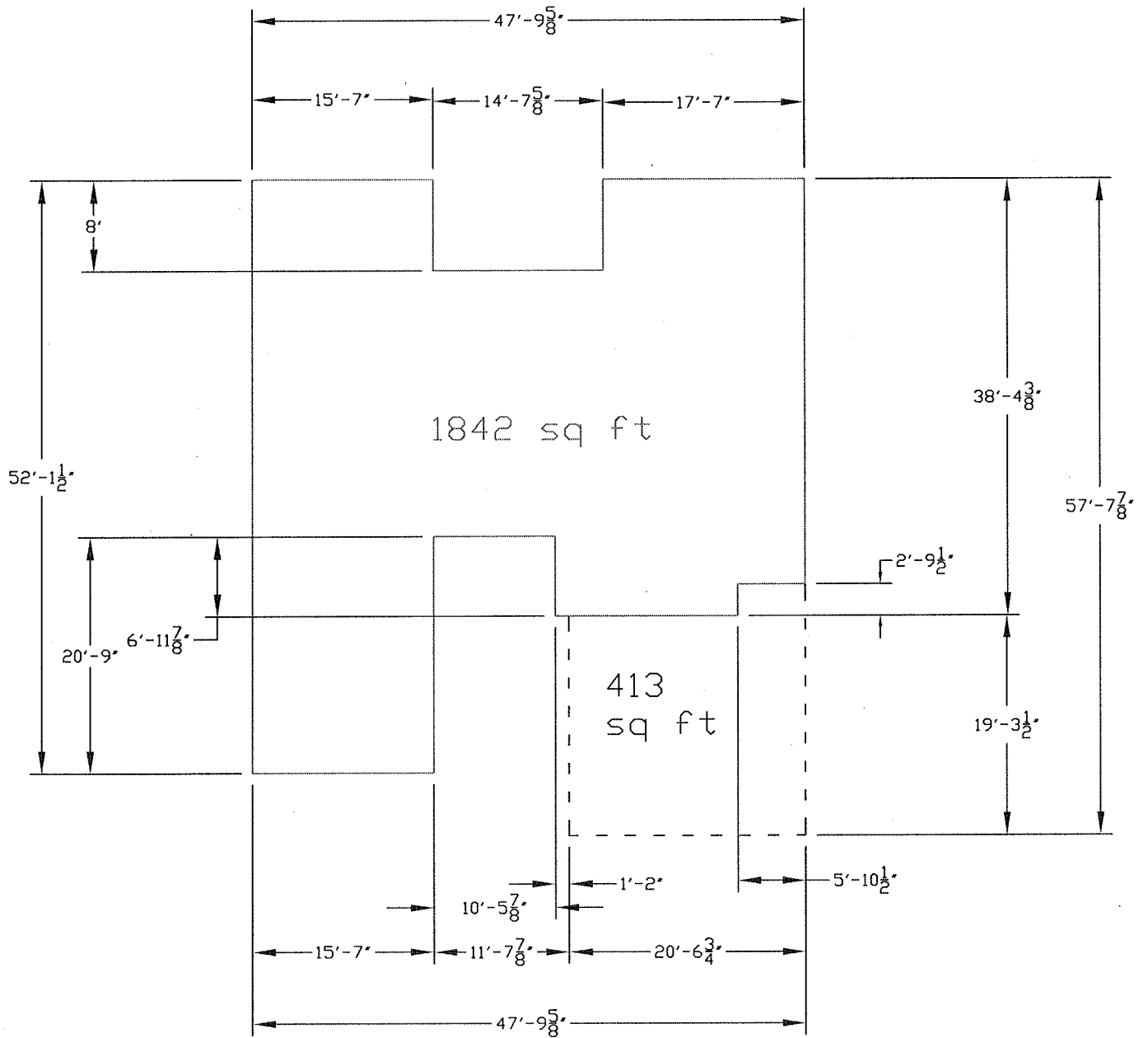


area using upper roof wall plate

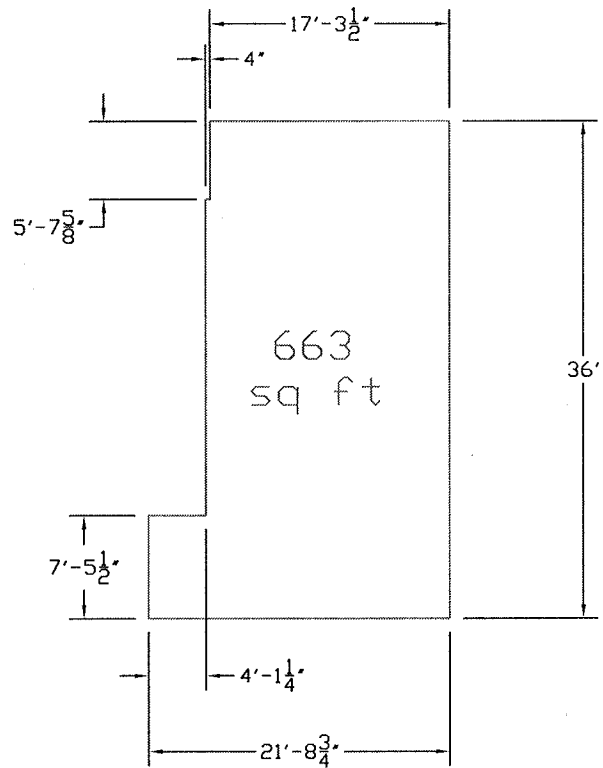


area using lower internal ceiling wall plate

Floor Plan (first floor)



Floor Plan (second floor)



Attachment E

Calculation Sheet

903 Ethel

Based on drawings dated 5/25/2011 sealed by Stephen W. Zagorski #12205

West (Front) Façade:

Total Area: $(8.5 \text{ ft} \times 20 \text{ ft } 6 \frac{3}{4} \text{ in}) = 174.78125 \text{ sq ft}$

Total "Open" Area: $(7.5 \text{ ft} \times 17 \text{ ft}) = 127.5 \text{ sq ft}$

% of "Open" Area: $(127.5 / 174.78125) = 72.948\%$

North (Side) Façade:

Total Area: $(8.5 \text{ ft} \times 19 \text{ ft } 3 \frac{1}{2} \text{ in}) = 163.979 \text{ sq ft}$

Total "Open" Area: $(7.5 \text{ ft} \times 14 \text{ ft } 3 \frac{1}{2} \text{ in}) = 107.187 \text{ sq ft}$

% of "Open" Area: $(107.187 / 163.979) = 65.367\%$

Prepared by Daniel Word
Planning and Development Review
City of Austin